



MINUTES OF
JOINT BUDGET MEETING AND
BOARD MEETING OF
MIDDLE ISLAND PROPERTY
OWNERS ASSOCIATION
HELD MONDAY, DECEMBER 9, 2019

- **Joint Meeting and Minutes Approval.** A Joint Budget meeting and Board of Directors meeting was held at the Conservancy on December 9, 2019 starting at 4:00 p.m. All Directors were present. The meeting was called to order and the October and November minutes were approved. Jeff Alpert gave the following budget report.

Annual Budget/Reserve Fund. The Treasurer presented the proposed operating budget as well as a reserve budget. Anticipated total income is \$147,856 and the annual allocations to the various reserves totaled \$37,964 leaving \$109,892 for operating expenditures. Operating costs remain stable and the only significant change is the 10% raise for David Ward. We anticipate a surplus of \$403 for 2020 and dues in 2020 will remain the same.

The Treasurer presented the projected balances for the various reserve funds for both beginning and end of 2020. The reserve budget, suggesting various capital projects for 2020, was presented and accepted by the Membership and will be available on the MIPOA website.

- **David.** Karen and Brian reported that David loves his job and that they are going to meet with him at a later date to try to prioritize projects. The Board also approved a \$5,000 raise to David as he had not had a raise since inception. The Board also voted to provide funds for David's health insurance. Jeff was to work the details out with Menton Padgett, our CPA. Arrangements have been made with the Conservancy for David with notice to the Conservancy Director to use their bathroom facilities.
- **Maintenance Building.** Alan Reyner reported we are simply waiting on Silt's vote to approve the deed transfer of the maintenance shed to the Association. He indicated everything looked good and it should be a "go".
- **Beach Access and East Beach Drive.** East Beach access has been completed except for a few minor matters and we are now waiting on a lock with a secure key that cannot be duplicated without the code. The drain on East Beach in front of the Spivey's home

keeps clogging and Fred Craig was going to assist with that matter. Finally, it was decided to have David put a stop sign at the intersection of Cape Creek Road and East Beach Drive coming from Cape Creek Road where it intersects with East Beach Drive.

- **Engineer's Report on Marina.** Alan Reyner reported he and Jeff Alpert are in constant communication with the engineer, but we are still waiting for the final report from the engineer.
- **Middle Island Architectural Review.** Rex Cowdry and Donna Patterson had appealed from the Middle Island Architectural Review the positioning of solar panels on their East Beach Drive house. The Architectural Review Committee had approved it, but felt it was too visible from East Beach and our beach access and had recommended the panels be positioned facing East Beach Drive instead of East Beach so visibility could be minimized. This would make it much less visible by persons on East Beach and persons utilizing our beach access and visibility if any along East Beach Drive would be negligible.
- **Website.** Karen had reached out to Susan and Mark Panousis to assist with the website.
- **Speaker's Notes and Power Point.** Karen raised the question as to whether a speaker's personal notes, including but not limited to power point, which are used at a property owner's meeting should be made available to all property owners.
- **Gated Entrance.** Karen brought up the entrance gate issue and there was some discussion on that issue as well.

There being no further business, the meeting was adjourned.