



## **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, MARCH 2, 2020**

A meeting was held at the home of Karen Melchionni on March 2, 2020 at 5:05 p.m. All members of the Board were present in person.

- **February Minutes.** The February 3, 2020 minutes were approved.
- **Board Authorized Projects.** A Motion was made that anyone working on an approved Board project could authorize expenditures of up to \$1,000.00 without Board approval. The Motion was made and passed.
- **Non-Buildable Lots.** Motion was made and passed on the Covenant change to insure that owners of lots that were not buildable, i.e. were encumbered by a conservation easement, would be the only lots free from assessments.
- **Brent Bishop.** Karen suggested and the Board approved that we invite Brent Bishop to our next meeting to discuss his intentions.
- **Marina.** A lengthy discussion took place concerning the Marina and the very favorable report issued by Bruce Marek, the independent engineer. It was decided that if Steven Boyette, the building inspector, accepts it, this will end this matter. It was also decided that Alan Reyner would be repaid the \$1,500.00 he advanced to the engineer plus the \$355.24 for fire extinguishers, and that Bruce Marek would be paid his additional \$1,500.00 for a total fee of \$3,000.00. That vote was 7-1 with Lou Anne Brown dissenting as follows:
  1. Past President, Lynn Barnard, worked with Alan on the marina, and did significant due diligence on the pilings for our marina. She talked with BHI, Southport, Deep Point marinas, as well as Tybee and Skidaway. All marinas listed use 30-35 ft pilings. This established local industry best practice. Our private marina does not have the volume or large size boat/ferries of these much larger and busier marinas.
  2. Our contractor gave a life time guarantee on the pilings...excluding a boater hitting and damaging a piling, or damage by a Cat 4 or higher hurricane. Our contractor may not work with us now that the complaint was filed by a Board member against him. He has also performed the majority of the marina work for BHI and Deep Point marinas.

3. The Board approved the 30-35 ft pilings, Alan notified Stephen Boyette via email, and noted the change in Board minutes. We asked the engineer of record to modify the drawings and he refused. It is our understanding the original drawings were intended for bid purposes.
4. Fred and Rex voiced concerns at every meeting post marina completion about the pilings and made unfounded safety claims.
5. The Board did not approve or sanction the filing of a complaint against the engineer, our contractor or a Board member. When the Board voted not to hire an engineer to review the completed marina, the Board was circumvented and complaints filed against our engineer, contractor and Board member.
6. As a result of the filing of the complaint the building inspector required an independent engineers report to certify the marina is structurally sufficient. The engineer's report verified what the Board already knew the marina is safe and satisfactory. This was a waste of the Board's time and property owner's money. The total cost exceeds \$3,000.00 and it should not be the responsibility of MI property owners when these actions were not Board authorized. The complaints were filed individually – not as a Board member. Therefore, I am making a motion that Fred and Rex pay all costs associated with this frivolous complaint. There must be penalties and deterrents to filing frivolous complaints. Property owners should not have to pay these costs.

Cooper pointed out the building inspector required the independent engineers report for safety since no final inspection was performed.

- **Drainage.** The matter of drainage on East Beach Drive came up again and Cooper and Fred were going to handle it. Post meeting, Fred sent the Board an email that he had found a dome drain cover that he felt was acceptable.
- **Website.** Karen spoke with the Panousis and they indicated they had looked at our website and they would help.
- **Equipment Shed.** Wayne Lambert is going to be asked to give us a report on the equipment shed. Alan and John were to go back and take additional samples of mold and send off to the lab. Cleggs was going to treat the shed for termites and insects. Finally, Jeff was going to work with Chuck Pardee on establishing a reasonable reserve for the equipment shed.
- **ARC Guidelines.** Melanie was going to send us the final draft of the proposed ARC Guidelines.

### **Adjournment**

There being no further business, the meeting was adjourned at approximately 6:50 p.m.