



## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, MAY 3, 2021

All members of the Board being present via Zoom meeting with the exception of Fred, the meeting commenced at approximately 7:30 p.m. on Monday, May 3, 2021.

- **April Minutes.** The minutes of April 11, 2021 were approved.
- **Treasurer's Report.** Jeff reported that the calcium chloride was set to be delivered via the 9:00 a.m. barge on May 28, 2021, which is the Friday before Memorial Day weekend. He reported the cost would be approximately \$10,500.00 to the provider and \$1,100.00 for the barge. The \$1,100.00 would also include about \$300.00 of road fees. He indicated we are in good financial shape, but the calcium chloride costs will eliminate any profit to date.
- **Loop Road Matter.** The Board discussed the loop road and how to proceed. There was a lot of discussion back and forth as to whether we should share with the relevant parties i.e., Marcus Smith and Doug Larson, Mike Isenberg's opinion which basically mirrored Alan's thoughts on the matter. That being the Middle Island Property Owners Association was deeded all road rights of way by the Young Families. Alan also indicated that the Settlement Agreement, in the first item a) under Conveyance by Young Entities, indicated all roads, rights of way and easements pertaining to the roads shown on recorded plats were to be deeded to the Association. The actual deed deeded "All road rights of way as shown on any recorded plat" to the Association".

In the end, with a 5 to 2 vote with Cooper abstaining, it was decided that Alan would notify Doug Larson and his architect, Peter Quinn, as to Mike's opinion as they had already been copied on Alan's research and thoughts on the matter. Cooper would send Mike's opinion to Marcus Smith's lawyer, Sandra Darby.

- **Signage on East Beach.** The 12-mph speed limit sign was authorized to be put on East Beach Drive at a place mutually agreed upon by Elayne Bennett and Rich Tarplin.
- **Cameras.** The Board agreed to purchase two (2) cameras for the entranceway as outlined in the Brady proposal. Cooper abstained and as noted above Fred was absent. All Members of the Access Control Committee except for one (1) who declined to vote were in favor of cameras at the entranceway. There are 12 Members of that committee. Elayne was going to go back to

the Access Control Committee and let them know that we are proceeding with just those two (2) cameras at this time so we can see how they work. John York was authorized to discuss some of the technical aspects such as hook up to internet to put the information on the “cloud” with Spectrum and/or the contact at Brady.

- **Karen’s Report.** Karen reported that Carson had left as he found a better job with benefits and that the standard 6’8” door for the shed had been ordered by Mike Wright at Builders First Source. The cost was approximately \$500.00 to \$600.00. Karen also discussed our post office box, and it was decided to keep it for the time being and she will ask Rex Cowdry if he has a key as no one seems to have a key.
- **Marina.** Alan reported that our consulting engineer indicated that the Corp of Engineers was giving some push back to CAMA on doing a minor modification to our Major Permit and the consulting engineer recommended that we go ahead and put in for a Major Permit in case we need it. Hopefully once the Corps was on site and viewed the situation, we would not need it and we could just do a minor modification to the existing permit. The engineer indicated that putting in this request for a Major Permit did not take much work on his part as he had already done the plans, so it was just a matter of filling in some forms. There was no objection to going forward with the request for a major permit.
- **Conservancy.** It was agreed that the Conservancy could store a kayak behind the shed near the floating dock, and store at the Marina a kayak and use the Cape Creek Marina from April 27th to May 18th to do research on the turtles that are caught in the trap.
- **Adjournment**

There being no further business, the meeting was adjourned at 10:00 p.m.