



**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 4, 2020**

All members of the Board being present via Zoom, the meeting commenced at 5:00 p.m. on May 4, 2020.

- **March Minutes.** The March 2, 2020 minutes were approved with the exception that Cooper wanted to add language concerning the reasoning for having to get an additional engineer involved to verify the docks were completed in substantial compliance with the State Building Code.” With that addition, the minutes were approved by a 7:2 vote, with Karen and Fred being opposed.
- **Nominating Committee.** The Board approved that Lou Ann, Jeff, and Fred would constitute the Nominating Committee.
- **Amendment to Bylaws.** Jeff reported that we had the necessary votes to amend the Bylaws and that Alan was authorized by the Board to sign the amendment and have it recorded. Karen suggested we invite Brent Bishop to the next meeting and this was approved.
- **Finance Update.** Jeff reported on our finances and we still have both the One Life lot, which has not paid, and one other lot that has not paid. It was decided to only charge One Life going forward and to forego the amount for this year.
- **David’s Schedule and Island Access.** There was concern that David was having difficulty getting onto the Island and Lou Ann and Karen were going to try to arrange a meeting to discuss this with Chris McCall as well as the prior letter concerning David’s access.
- **Ramp and Bridges Update.** Alan reported that in the course of discussions with Bruce Marek, Bruce had mentioned that there may be a better way to do the bridges and that is to simply make an earthen bridge with culvert(s). In actuality, he said that was Wayne Krohn of Island Contracting’s suggestion as Wayne had done that before at Palmetto Cove and the Villas, and Wayne and Bruce thought perhaps we may be able to get a permit. Alan was authorized by the Board to explore with Bruce Marek the feasibility of engineering the bridges this way as it would have some notable benefits, including the following:

1. It would be strong enough to allow a concrete truck to cross it, which would allow pouring the slab for the boat launch rather than having to piece it together in 12 sections per the existing design.

2. This should be cheaper as you would simply be ripping things out, putting culverts in, and covering with dirt. You may need some bulkhead depending on the required slope of the earthen bridge.

3. There was some discussion about the architectural and landscape guidelines. There are questions about the following:

- a. Appeal Process.
- b. Tree Ordinance.
- c. The 24 Month Completion Date.
- d. Whether or not an in person meeting could or should be waived.

Lou Ann was authorized to discuss these issues with Lynn Barnard.

- **Beach Access**. Karen brought up the beach access and the fact that it is covered with sand now. She wanted clarification on what we could do and what we could not do. Fred was going to supervise doing another staircase on the beach side.
- **East Beach Drive Drainage**. Fred gave a report on his drain work. He said he wanted to wait a little longer to see if the grate he installed works. Also, he wanted to install a sponce on top of the deadbolt lock on the beach access door. He was authorized to do both of these.
- **Floating Dock**. David was going to be asked to revisit the floating dock, i.e. the door (gate) is now flush with the hand rail instead of extending upward with the result being it is easier to jump over. Also, the lock does not work.
- **Clegg's Termite and Equipment Shed**. Karen was authorized to sign the contract with Clegg's for terminate and insect control and she was going to get back with Wayne Lambert about breaking down his bill. The feeling being that we might be better off simply subcontracting the roof with David and/or a helper, subcontracting the painting and pressure washing to an Island painter, and the doors to an overhead door garage installer.

Adjournment

The meeting was adjourned at 6:55 p.m.