



**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 12, 2021**

All members of the Board being present via Zoom, the meeting commenced at approximately 7:30 p.m. on Monday, July 12, 2021.

- **May Minutes.** The May Minutes were approved with the correction that Cooper abstained on the vote on the cameras and, of course, Fred was absent so there was a vote of 7 for the cameras, 1 not present, and 1 member (Cooper) abstained.
- **Treasurer's Report.** Jeff reported that at present we have a slight deficit of \$3,200, but he feels that by year end we will have an \$8,000 to \$10,000 surplus pending storms or other unforeseen events. This is so even with a 10% raise for David and the fact that we are now paying a large portion of his healthcare costs. Jeff also reported that we had spent \$10,000 out of our reserve accounts as follows:

Beach Access	\$ 5,000
Doors for Equipment Shed	\$ 3,000
Permits & Engineering for Marina	\$ 2,000

- **Nominating Committee.** Lou Anne was added to the Nominating Committee without objection. The Nominating Committee is now Alan, Cooper, and Lou Anne.
- **Signage.** Elayne was congratulated for procuring and having installed the sign at the entrance as well as the additional speed limit sign.
- **Larsen's Lot and Loop Road.** It was decided that a Resolution would be approved by the Board stating that we had no objection to the Larsen's tying their driveway into Club Circle Road, which is also known as the Loop Road. This Resolution could then be sent to Peter Quinn, the Larsen's architect. The Resolution will read as follows:

BE IT RESOLVED: The Board of Directors approved, without objection, that the owners of Lot 195, Middle Island Plantation, as set forth in Map Cabinet 17 at Page 223 of the Brunswick County Register of Deeds Office, may construct a driveway as approved by the Middle Island Property Owners Association, Inc Architectural Review Committee from their Garage to where such driveway abuts or ties into Club Circle Road. Club Circle Road is set

forth as a 20' Private Right-of-Way in Map Cabinet 89 at Page 6 of the Brunswick County Register of Deeds Office.

- **Maier Drainage Project.** Fred and Brian reported on the fact that a Water Main broke in front of the Spivey's house near the Maier's house and that public utilities have now fixed it, but there may be damage to the road. Fred reported that the Maier's still have work to do to complete their project and when it is completed and approved by Fred, we will pay them \$3,000 per our prior agreement.
- **Marina Report.** Alan and Jeff reported that the Marina permit time period for comments by neighboring landowners has now expired and according to the engineer it has all been submitted for review. Notably, because of certain restrictions construction cannot begin until November 1st, so hopefully the permitting process will be approved by then and we can proceed with the earthen dams and pouring the concrete slab for the Boat Ramp in late Fall or Winter. Alan suggested that we send the plans out to the property owners to keep them posted and also mentioned that we have had a couple of instances at the Marina. He mentioned that over July 4th, 8 of the 9 slips were taken, but by Sunday July 11 there were only 3 slips being used. He mentioned there had been some instances with a boat being swamped as its bilge pump was not working properly and it had to be towed off and there was some damage done to a push pole on a flats boat. Alan also mentioned that although we have a number of boaters who are extremely skilled, there are others that are not and the docking there with the strong current and sometimes strong wind can be very tricky. He was going to draft a few do's and do not's to send out to the property owners so hopefully they will be more careful. Inevitably, because of the nature of a Marina and the various skillsets of the different boaters there will be issues, but hopefully our users will be careful, and the issues minimized.
- **Bridge.** Finally, Karen asked Fred to look at the repairs that David made to the westernmost bridge.
- **Encampment.** Karen discussed the encampment on the Conservancy Sanctuary. In the end, it was not necessary to do anything as the Conservancy and Public Safety had been notified and the camp was no longer in existence. In any event it was pointed out it was not on Association property.
- **ACC Committee Report.** Elayne and John gave the access control report. Bottom line, John stated emphatically that from 2016 to 2020 there has not been any significant traffic increase. He indicated that regardless of other's opinions he was sure that there has not been any increase in traffic during that time. He indicated it appeared to him that it was absolutely clear that the vast majority of the traffic on Middle Island came from the following sources:
 1. Property owners and their families and guests.
 2. Renters who are renting homes on Middle Island.
 3. Workers on the four homes that are being constructed on Middle Island.
 4. Repair folks, cleaning people, police and safety, and garbage/sanitation workers.
 5. Conservancy personnel and tours.

In John's opinion other traffic is minimal in comparison.

Alan also indicated it is simply not correct to imply that golf carts create much of the maintenance problems for the roads. He indicated that most of the damage to the road is due to two factors. The first being the heavy trucks such as the garbage trucks, the combustible vehicles such as Trams and Trailers, and workers Vans and Pickup Trucks as well as Public Safety Vehicles and the heavy maintenance trucks including trucks carrying piles for new construction. Secondly all one needs to do is be on the Island after a heavy rainstorm and one can see the damage done to the roads. Any damage done by golf carts is virtually insignificant in comparison.

In the end it was asked that all Board members review the ACC proposals both for and against the gate and motion was made that the Board would then decide to vote as a Board whether or not to have a gate on Middle Island. This would be done at the next Board meeting or perhaps via email.

Adjournment.

There being no further business, the meeting was adjourned at approximately 9:03 p.m.