



Minutes of the Annual Meeting of the Middle Island Property Owners Association 3:00 P.M. Sunday September 1, 2019

Call to Order and Verification of Quorum

The meeting, held at the Bald Head Island Conservancy, was called to order at 3:05 pm by the President, Lou Anne Brown. A quorum of property owners was confirmed.

Report of the Nominating Committee and Final Distribution of Ballots

The Nominating Committee was composed of Shawn Smith, Lynn Barnard and Gary Melchionni. Shawn reported that the nominating committee recommended Brian Johnson, Karen Melchionni and John York as candidates for the Board.

Ballots were distributed to in person attendees who had either not voted by Proxy/Ballot or wished to change their votes.

Report of the Finance Committee

Jeff Alpert, Treasurer, reported that assessments had been received from all but one assessable property and totaled \$144,000. Our total assets are \$453,547. He noted that the financial reports are on the MIPOA website. At this point we have a slight surplus but that could change because of the MIPOA's obligation to defend our marina engineer, Jeffrey Troutman and it is possible that an assessment might be necessary to pay for his legal fees.

Report of the Architectural Review Committee

Lynn Barnard presented a brief report on ARC activities. MI-ARC Coordinator, Karen Mosteller, is an agent serving the MI-ARC Property Owners Association. Karen will assist applicants with the approval process, review submittals, and complete site management and final required inspections. She will also handle all correspondence with MI property owners. You are welcome to contact any member of the MI ARC to discuss possible submittals. However, for submittal requirements or questions it is best to contact the Bald Head Association to reach the Karen, ARC-Coordinator.

Lynn went on to say that she and Melanie are in the process of creating Design Guidelines specifically for Middle Island but based on the BHIA ARC guidelines. Once guidelines have been reviewed by Karen and approved by the MIPOA, they will be posted on the MIPOA website.

John York suggested the Association look into rezoning MI lots with current designation AE. This would make a big difference in the cost of flood insurance. Fred Craig said there are arial surveys that are accepted by FEMA and not as costly as physical surveys. He will send the information to the Board.

Report of the Cape Creek Dock and Ramp Working Group

Alan Reyner reported that the Marina has been deemed safe by an independent engineer. Lots have been sold because of the new dock, slips are filling up and \$3,000 in marina fees have been received. Alan stands by the work of the dock contractor and takes full responsibility for the docks.

Proposed Removal of Rex Cowdry as a Board Member:

Comments against.

Fred Craig, Mia Doran, Jane Johnson, Cooper Young and Rex Cowdry made comments urging property owners to retain Rex as a MIPOA Board member

Comments for. Lynn Barnard, Alan Reyner, Jeff Alpert and Lou Anne Brown made comments in favor of removing Rex from the Board

Final call and Collection of ballots

Announcement of the results of the election of directors and results concerning Rex Cowdry.

All candidates for the Board were approved. The preliminary results of the vote to remove Rex from the Board resulted in 43 in favor of Rex's removal and 39 opposed. The ballots of those voting at the meeting have been sent to Chuck Pardee so he can properly tabulate them and certify the results. John York did not vote because he felt that would be a conflict of interest as a new Board member.

Fred made a request to have the results certified.

Other Comments and Questions

Fred Craig made comments regarding the complaint against Alan Reyner.
Anne Reyner made comments supporting Alan.

Adjournment

A motion was made and seconded to stop comments and adjourn. The meeting was adjourned at 4:30.