



Minutes of the Meeting of the Board of Directors May 7, 2018

Call to Order

The meeting, held at 1 Dogwood Ridge Lane, was called to order at 6:00 PM. In attendance were: Lynn Barnard and Lou Anne Brown in person; Alan Reyner, Shawn Smith, Jeff Alpert, Fred Craig, Cooper Young and Rex Cowdry by telephone. Absent: Brian Johnson

Consent Agenda

The Agenda was **ADOPTED**.

The minutes of the April 2, 2018 Board of Directors meeting were **APPROVED**

Recording Board Meetings & Sharing Passwords

Recording the meetings started in March. The question as to why we started recording so late in the year was posed, and no answer was provided. Board members expressed varied views on this issue. The primary reason given for recording the meetings was to assist the Secretary with minutes, so all important issues are accurately documented.

Sharing passwords for the **Board only** to our MIPOA email, website maintenance and notification system was also discussed. This was supported particularly to provide backup for the Secretary and access for all Board members to the MIPOA email.

A **MOTION** was made and unanimously **APPROVED** to provide passwords to all members of the Board. In addition:

- All members present at Board meetings must be made aware that the meeting is being recorded.
- Recordings are not to be shared outside the Board
- Recordings are to be deleted after minutes are approved

Finance Committee

Treasurer Jeff Alpert reported that all lot owners have paid annual dues.

Current reserves will be reviewed in preparation for presentations to property owners on the gravel road options. The cost of all road options needs to be submitted by the working groups to the Finance Committee ASAP so the Committee and Board can finalize the impact on dues and reserves for all road options.

Middle Island Racquet & Swim Club

Mike Isenberg worked closely with the Pat Young's attorneys to ensure the sale of the R&SC complied with the Settlement Agreement. Mike gave the Board his opinion on the sale as well as the contract language associated with the deed restrictions that would remain with the property.

A **MOTION** was made that the Board had no objection to the deed restriction language in the contract and was unanimously **APPROVED**.

Dock and Ramp Group:

The contract has been signed to start repairs on the MIPOA Marina. A copy of the Workers Compensation Certificate has been received.

The engineer was contacted to modify his plans to change piling height from 45 feet to 35 feet. The engineer has elected NOT to change his plans.

One Board member wants the minutes to reflect his previous vote to support the change was dependent upon the Engineer changing his plans. It was again discussed that the project has a warranty (excluding Category 4 or higher hurricane, or vehicle ramming the pilings); as well as local practice to use 30 or 35 ft. pilings in Marinas.

Gravel Roads and Chip Seal Group:

This group has not officially met. Awaiting bid on Chip Seal.

Paved Road Advocacy Group:

The group has finished the presentation to property owners. Outstanding data is required from the Finance Committee, which includes the following:

- Percentage of annual budget dedicated to road maintenance
- Payback (in years) on investment to pave the gravel roads. This includes a reduction in dues and required reserves.
- Impact on dues and reserves if the vote is to pave and MIPOA maintains the roads
- Reduction in dues and reserves if the vote is to pave the gravel roads and turn over to the village
- Validate current reserves and road maintenance costs

The Advocacy Group has also received feedback from BHI realtors on the impact of paving the roads on property values.

Timeline for Property Owner Presentations and Town Hall Meetings on Gravel Road Options

A brief discussion was held on finalizing the timelines to present to property owners (Town Hall meetings, emails, etc.). It was discussed that it may be helpful to have our first meeting Memorial Day weekend. The Board will need to reconvene to ensure all data points from the committees above have been received and finalized. It was recommended that the Board reconvene within one week to assess readiness.

Winter Storm Grayson

A discussion on lessons learned from the storm was held. The entire island was hit harder than expected, and the Village team had difficulty accessing the island due to mainland road conditions and limited Ferry service. Most residents relied on the Village Voice for updates on the island road conditions and other impacts. However, we did not know who was on island that may need assistance.

Suggested next steps include:

- Ensure David Ward is on the list of Emergency/Response Team individuals that can access the island immediately after storms
- Designate Board members to have access to all the MIPOA amenities and equipment at all times
- Create a formal response to storms that includes coordination with the Village and Island Contracting
- Develop a communication Strategy for on island residents

More on this topic will be discussed at future Board meetings.

Adjournment

The meeting was adjourned at 7:22 pm