



Minutes of the Meeting of the Board of Directors August 6, 2018

Call to Order

Proper notice having been given to the Board members, the meeting, held by conference call, was called to order at 5:03 PM. In attendance were:

Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, Alan Reyner, Shawn Smith, and Cooper Young.

Approval of Minutes

The minutes of the July 2 and July 16 meetings of the Board were **APPROVED**.

Finance Committee Report

The Treasurer provided a summary of the financial report. Tommy Perry has received the first payment for work on the Cape Creek Dock and Ramp in the amount of \$10,000.

The Board **APPROVED** the second payment of \$2629 to Cheryl McDonald for completion of the work on the East Beach Drive drainage.

Cape Creek Dock and Ramp Project

Alan Reyner provided an update. There was a good meeting with Tara McPherson, the CAMA project officer. The pilings have been removed and found to have been embedded 5-10'. There was discussion about the discrepancy between those depths and the depths and piling lengths set forth in the planning document; Fred Craig recommended consultation with the engineering firm. The project team was comfortable relying on the contractor's judgment and experience regarding setting the pilings. Given the characteristics of the soil in which the pilings are embedded, it is likely that many of the pilings will be jetted in rather than driven.

The Board **APPROVED** the project team's proposal to 1) consider locating the dock 2' closer to the shoreline, with the assurance that there is adequate depth for the kayak dock, and 2) place no more than half of the originally proposed mooring pilings.

Dock delivery will probably occur within the next month. The Board discussed options for the later ramp work. The project team will report back on the final plan for rebuilding the ramp.

Annual Meeting Agenda

The agenda was discussed, and a final version **APPROVED**. The Agenda includes a discussion of the proposal to amend the Covenants to create a simpler dues structure with no distinction between East Beach and Forest lots. Proponents will need to clarify whether they are also proposing that all lots, not just Forest lots, be assessed for any paving of the gravel roads.

Annual Meeting Proxy and Election Materials

The Board **APPROVED** the Proxy and Ballot for the Annual Meeting. The Agenda, Proxy and Ballot, and candidate bios will be emailed and sent by US Mail later this week. They must be returned by mail, email attachment, or fax to Chuck Pardee by the Friday before the Annual Meeting.

September Board Meeting

The Board **APPROVED** a proposal to hold the Annual Meeting of the Board on Sunday, September 2, at 11 AM, at which time officers for the coming year will be elected.

Damage to Association Property

The damage to tree limbs caused by an over-height moving truck was discussed. There was broad agreement to investigate filing a claim against the moving company's insurance to reimburse the Association for trees that were damaged, David's time repairing the damage and for any professional arborist work that is found to be necessary. When Jeff and Alan examined the trees, they didn't see much damage and felt the truck had done some early canopy trimming for David. They suggested getting a copy of the police report and having Steven Boyett look at the trees for damage as first steps. Alan agreed to follow up on this.

David will follow up on an incident of damage caused to the floating docks.

Traffic Counter

The Board discussed briefly the continued use of a traffic counter at the entrance and David's time recording the traffic counts. Further discussion will be postponed until a presentation of the traffic data gathered to date can be made.

Adjournment

The meeting was adjourned at 6:17 PM.