



## **Minutes of the Special Meeting of the Board of Directors September 21, 2018**

### **Call to Order**

Proper notice having been given to the Board members, the meeting, held by conference call, was called to order at 11:02 AM. In attendance were Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, Alan Reyner, Shawn Smith, and Cooper Young..

### **Helicopter Survey and the Bald Head Creek Floating Dock**

The President reported the High Tide Helicopters had located footage of the Bald Head Creek Floating Dock that shows little or no damage. There was discussion of the need to examine the integrity of the adjacent bulkhead to assure that scour from Hurricane Florence had not compromised the bulkhead.

A **MOTION** to reimburse the \$500 cost of the helicopter survey by High Tide Helicopters was unanimously **APPROVED**.

### **Report from the Village**

The President reported on her conversations with Chris McCall. Power, water, and sewer remain out. Cellular service is back, improving communications among the Phase 1A personnel. Federal Road is partially cleared to the Conservancy but is impassable with cart or tram because of flooding at the Conservancy. The roads from the Conservancy to the first Dogwood Ridge Road intersection are clear, and the Village plans to open the remainder of the Middle Island Roads out to the last house today; the Village will cut trunks and limbs that are in the roadway and push vegetation to the roadside. Flooding remains the biggest obstacle to restoring power, water, and sewer services and to reopening the island to homeowners for Phase 2.

### **Discussion**

Roads on Middle Island at least out to the first Dogwood Ridge intersection are dry, but there are tide markings that suggests flood surge covered at least some sections of roadway. The condition of the roads will be clearer after vegetation covering the roads is removed. We expect that the usual ponding covering a short section of Dogwood Ridge near its eastern end will gradually be absorbed.

Whether the Association should seek additional assistance in clearing the roads and repairing other assets was discussed. The Board members agreed that we need an initial inspection of the roads and other assets before deciding whether and what additional assistance will be needed to supplement

David's work. The major work on Association property appears to be removing the vegetation from the right of way after the initial opening of the road by the Village. (Fred Craig had to leave the call at this point, as he had noted at the beginning of the meeting.)

Once the Village Re-Entry Plan enters Phase 1B, David will evaluate the state of Middle Island, with the priorities being evaluation of the roads and rights of way, then assets such as the maintenance garage, the docks, and the beach access. By that time, we expect Phase 2 will be declared, allowing homeowners to inspect their own properties; if not, a third priority will be an exterior inspection to try to identify obvious damage to any of the homes on Middle Island.

The Board agreed that David should only re-enter by ferry when Phase 1B is declared. Without further Board discussion, he should not come via boat to the Cape Creek Dock. Because of concerns about his safety, he should have a second person with him when operating a chain saw. To assist David during the coming week:

A **MOTION** to approve up to 32 hours of work by Randy Lomax, who is already listed on our workers' comp policy, was unanimously **APPROVED**.

In light of the extraordinary circumstances following Florence:

A **MOTION** to pay David Ward for this week and not require repayment of the hours was unanimously **APPROVED**.

Discussion clarified that this decision will be made week by week. If his comp time balance was negative before the hurricane, those hours would still need to be worked in addition to regular hours to restore a positive balance.

Once the roads were cleared and vegetation located on the roadside, we can determine the best course of action to remove the debris from the roadside. One member recalled a communication from the Village Manager that required debris from the ice storm to be taken to the Mulch Site, but several other members had clear recollections that storm-related debris removal funded by FEMA would only require moving debris to the nearest public thoroughfare.

Additional actions planned:

- Lou Anne Brown will be in ongoing contact with Chris McCall. She will ask that both Randy Lomax and Fred Craig be added to the authorized Phase 1B individuals.
- Lou Anne Brown will continue to try to contact Island Contracting to determine whether they will be able to help with transport of large storm debris from our roadways.
- Rex Cowdry and Rich Tarplin will report on FEMA programs that may apply to MIPOA or property owners.
- Jeff Alpert and Chuck Pardee will track expenditures for storm-related repairs of and debris removal from Association property.

### **Adjournment**

The meeting was adjourned at 11:52 AM.