



Minutes of the Open Meeting of the Board of Directors December 3, 2018

Call to Order

Proper notice having been given to the Board members, the meeting, held at 48 Cape Creek Road and by conference call, was called to order at 5:22 PM. In attendance were Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, and Alan Reyner. The meeting was open to property owners; Nonie Williams attended by conference call.

Approval of Minutes

The minutes of the November 5 regular meeting and the November 12 special meeting of the Board were APPROVED with one change in the description of the standards for maintaining gravel roads, specifically whether there would be backup during property manager absences longer than a week.

Debris Removal following Hurricane Florence

Reportedly this is the final week for debris pickup. Crowder-Gulf, Landfall, and Island Contracting have done an excellent job of debris removal.

Holiday Gifts for Property Manager

Notice was sent to all property owners as part of a recent newsletter noting that David Ward's family was significantly affected by the hurricane, noting that the Board had approved a week's pay as a holiday bonus, and providing his address in the event individual property owners wish to send any additional holiday contribution. The possibility of having a central fund was discussed and a decision made to keep additional gifts a private matter. A second notice focusing exclusively on this will be sent to property owners.

Property Owner Questions or Comments

There were no questions or comments. The Board expressed appreciation for Nonie William's participation in the budget and board meetings.

Motion to Enter Closed Session

A motion to enter closed session to discuss personnel and contracting issues was **APPROVED**.

Closed Session of the Board of Directors

Property Manager Compensation - Health Insurance

Issues relating to health insurance for David Ward and his family were discussed, including enrollment in ACA insurance and the possibility of establishing a QSEHRA to assist in payment of premiums and/or deductibles and coinsurance/copayment. David's salary increase two years ago was predicated on his maintaining insurance either individually or through his wife's employment.

Conceptually, the Board agreed to provide tax-advantaged contributions to a QSEHRA rather than a taxable salary increase, assuming David's agreement with that approach. Reimbursement from the QSEHRA would require documentation of payment of his insurance premium, deductible, or coinsurance/copayment, which helps assure that he has coverage. Jeff Alpert will discuss this with David.

Project Priorities for David Ward

The list of projects requiring David Ward's time was reviewed. Bellingham does not recommend water sealant on the Cape Creek Dock because the planking has paraffin embedded in the wood surface, so that item was removed from the list. A shutoff valve for the Marina water line may not be necessary in the immediate future.

After discussion of the best approach to establishing priorities for his time, Brian will work with David to establish one priority at a time, beyond the general top priority of road and canopy maintenance.

The Board discussed whether this coming Spring's rebuilding of the crossing over the frontal dune should be done by David or by Ryan; Brian will discuss the issue with David, including whether he wants to work solo or do the project together with Ryan.

Contract with Troutman

Alan Reyner met on site with Troutman, Bellingham, and Tommy Perry to confirm that all were on the same page regarding strategy for replacing the boat launching ramp, including the precasting approach. The use of steel vs plastic reinforced rebar was discussed. A MOTION to authorize the contract with Troutman Criser and the funds necessary to pay from our reserve funds was APPROVED unanimously.

BHI Club Deliveries

The Board authorized Rex Cowdry to discuss the inability of BHI Club to deliver to Middle Island since acquiring their 14' tall delivery van.

Adjournment

The Board adjourned at 6:40 PM.