



## **Minutes of the Meeting of the Board of Directors March 4, 2019**

### **Call to Order**

Proper notice having been given to the Board members, the meeting, held by conference call, was called to order at 5:00 PM. In attendance were Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, Shawn Smith, and Cooper Young.

### **Approval of the February 4, 2019 Minutes**

The minutes of the February 4 meeting were discussed. Alan Reyner had requested two additions to the minutes to clarify that CAMA officials could give a waiver to allow construction after April 1 and to add Alan's summary of his measurements of the pilings. There was some discussion about whether the pilings as installed were significant different than both the engineer's design and what the Board was told about the pilings. Because Alan Reyner could not be present at the meeting, **approval of the revised minutes was POSTPONED** pending discussion of the underlying issues at the next Board meeting. Lou Anne Brown asked that the issues be discussed with Alan in advance.

### **Finance Update**

All but 16 properties have paid their 2019 assessments. A second letter has been sent.

Recent expenditures were reviewed. Jeff Alpert reported that David Ward has agreed that he will break up his vacations and have trained Randy Travis as a backup in the event urgent road maintenance is needed in David's absence. He also reviewed continuing developments relating to David Ward's health insurance coverage through a family policy.

### **Cape Creek Ramp Update**

No start date has been identified. A more complete update will be available at the April meeting.

### **Policy Regarding Proximity Cards**

The proposal regarding availability and pricing of additional proximity cards was discussed at some length, noting the overall goal of limiting the number of cards in circulation to help assure that only property owners, their guests and renters have access to Middle Island amenities. The following policy was APPROVED:

- Two proximity cards will be provided without charge to:
  - An owner of an improved property

- An owner of more than five unimproved lots (and no improved property)
- One proximity card will be provided without charge to:
  - An owner of 1-4 unimproved lots (and no improved property)
- “Additional card” fees. Up to three additional cards will be provided on request and payment of the following fees:
  - \$25 for the first additional card,
  - \$100 for the second additional card, and
  - \$250 for the third additional card.
- “Replacement card” fees:
  - \$10 if the missing, lost, or damaged card can be identified and deactivated (i.e., if it is a single card, if the number on the card can be identified, or if the numbers on all the remaining cards are provided)
  - The “additional card” fee above if the missing, lost, or damaged card cannot be identified and deactivated.
- Use of the beach access and Bald Head Creek dock by people who do not own property on Middle Island:
  - Anyone staying overnight in a MI home may use the access cards (family members, guests, and renters).
  - Immediate family members of Middle Island owners may use the cards, even if staying elsewhere on Bald Head Island. (Commonly, “immediate family” includes spouses, domestic partners, siblings, parents, grandparents, children, and grandchildren, including in-law, adopted, step- and half- relations.)
  - Otherwise, non-owners may not use the cards. First violation: notice. Second violation: all “additional cards” are deactivated. Recurring violations: all cards are deactivated. An owner may request an opportunity to discuss a proposed deactivation with the Board before any action is taken.

### **Nominating Committee**

The Board members on the Nominating Committee reported on possible property owner appointees to the Nominating Committee. The Board agreed that either of the suggested members would be a good appointee. The final appointment will be formalized at the next Board meeting.

### **Timber Bridges**

The timing of replacement of the timber planks – and assessment of the pilings – was discussed. Details about delivery of the new planks and removal of the old were discussed, including the possibility that Tommy Perry could transport either to or from the marina area.

### **Calcium chloride Treatment of the Gravel Roads**

Southeastern Road Treatment has kindly agreed to treat the roads again this year. Timing depends on the difficult barge logistics and the weather.

### **Other Issues**

Ongoing discussions about East Beach Drive drainage and the driveway at 8 East Beach Drive were reviewed.

**Adjournment**

The Board adjourned at 5:56 PM.