



AGENDA

- 3:00 Call to order and approval of the agenda
- 3:05 Distribution of ballots to attendees who have not completed a Proxy
- 3:10 Announcement of the road options vote
- 3:15 Report of the Finance Committee
- 3:20 Report of the MIPOA Architectural Review Committee
- 3:25 Final call for return of ballots
- 3:25 Report on the Cape Creek Dock and Ramp
- 3:30 Report on proximity cards for beach and dock access
- 3:45 Proposed changes to the Covenants to unify dues and assessments
- 3:55 Announcement of the results of the election of directors
- 3:55 Moving forward as a community
- 4:00 Property owners' comments and discussion
- 4:30 Adjournment

Results of the Road Options Vote

Ballots were received representing 93 of the 109 lots and were tallied by the Association's accountant, Charles Pardee.

On the proposal to pave the roads and convey them to the Village, Middle Island voted 28 for and 64 against conveyance.

- East Beach Drive lots voted 4 for and 15 against conveyance.
- Forest lots voted 24 for and 49 against the special assessment and conveyance.

On the proposal to pave the roads, if they remain private, Forest lots voted 23 for and 47 against the special assessment to pave the roads.

On the proposal to have a non-binding 5-year moratorium on reconsideration of conveyance, 68 were for, and 25 against

- East Beach Drive lots voted 12 for and 8 against
- Forest lots voted 56 for and 17 against

Committee Reports

Finance Committee

Architectural Review Committee

Cape Creek Dock and Ramp

- Our Marina, with 9 permitted boat slips, is both an appealing and a valuable asset
 - No new boat slips can be approved anywhere on Bald Head Island
 - The Boat House provides the only enclosed storage for a boat on Bald Head Island
 - Security has been improved with the installation of surveillance cameras covering the dock and parking areas
- Old dock was over three decades old and storm damaged
- Slabs of the current ramp are separated and undercut; the ramp is in very poor shape.
- The Board requested, and Young Entities generously provided, funds at transfer that will pay for much of the dock and ramp replacement

Cape Creek Dock – May 3, 2018



New Cape Creek Dock – 9 slips

August 26, 2018



Proposed Changes to the Middle Island Covenants

Single dues structure, with different dues for improved and unimproved

- Currently, gravel road maintenance is borne more by Forest lot owners and improved lot owners
 - 3:1, forest to beach
 - 2:1, improved to unimproved
- Under the proposal, Forest and Beach lots would bear the cost of maintenance equally
 - The 2:1, improved to unimproved difference in dues would remain

All lots would pay equally to pave the gravel roads

- Currently, a special assessment for paving would be paid equally by each Forest lot, since Forest lots would be the primary beneficiaries of paving
 - Beach lots would not pay a special assessment
- Under the proposal, all lots would pay an equal special assessment for any paving of the gravel roads

Results of the Election

**President's Remarks:
Moving forward as a community**

2015-2017 Improvements

- Entrance fence, landscaping, security cameras installed
- Beach access rebuilt & parking areas expanded
- Fixed dock on Bald Head Creek rebuilt
- Pier at Cape Creek Dock rebuilt, security cameras installed
- High speed internet and cable TV brought to ever Middle Island lot
- Gravel roads rebuilt

2016-2017 - A Challenging Year

Accomplishments

- Road Decision – Unanimous to keep our private gravel roads
 - Majority favored not addressing transfer for at last 5 years
 - Promise to improve gravel road maintenance
- Open communications
- Four important bylaw changes
- Cape Creek Dock renovated (Ramp scheduled for this fall)
- Addressed everyday maintenance, legal issues, fund management, etc

What it took: perseverance - a dedicated, hard working board

- 18 Board meetings
- 2 working groups, some meeting weekly
- Testing In-house road maintenance strategies

Moving forward as a Community

- Find ways to improve our gravel roads
- Complete Cape Creek ramp renovation & add kayak launcher
- Keep our special Middle Island pristine
- Continue open communications
- Plan community activities to meet our neighbors
- Welcome new ideas, feedback and property owner participation

Lets make Middle Island the best it can be while also taking time to enjoy the tranquility, peace, and amenities with friends and family



Property Owners' Comments and Discussion