



**MINUTES OF THE ANNUAL MEETING AND
ANNUAL BUDGET MEETING OF THE
MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION
MONDAY, DECEMBER 13, 2021**

The Annual Meeting and Annual Budget Meeting of the Middle Island Property Owners Association, Inc. was held by Zoom on Monday, December 13, 2021. A Quorum was present by Zoom, Ballot and Proxy. Approximately 25 persons were on the Zoom call.

The meeting was called to order at 5:10 p.m. Lou Anne Barnhouse and John York presided.

- **Introduction of Board Members.** The Board Members were introduced.
- **New Property Owners.** New property owners were introduced.
- **Financial Report and Related Matters Including Approval of 2022 Budget.** Jeff provided an update of our Operating Budget. He indicated that even with a \$5,000 raise for David Ward and healthcare subsidy of approximately \$5,000, we are on track for a \$6,000-\$8,000 surplus. He indicated that surplus was largely because the Marina has been extremely popular, as we collected over \$8,000 this year and are on track to collect at least that much, if not more, in 2022. Jeff indicated we should receive fees in 2022 for at least 2 homes which are in the final stages of the ARC process. Jeff also indicated that we have 100% dues collection. Finally, Jeff also indicated that he felt from an operating budget standpoint we were well positioned to withstand the current inflation cycle as we had just profitably completed an entire budget cycle with David's new Salary and Benefits

Jeff also went into the Reserve Budget. He indicated we have two major projects on going and they are the bridges, which are inside the sanctuary and give access to Cape Creek Marina, as well as the boat ramp. Jeff indicated we are finally making nice progress on this project, and he is hopeful we can start construction on the earthen bridges this winter. He indicated we have budgeted for the Bridges and Boat Ramp Project \$130,000 for the bridges and \$33,000 for the ramp. He also indicated we have a preliminary estimate by Island Contracting of \$115,000 for the bridges.

In talking with the engineer, Jeff indicated the engineer felt that overall, by doing the earthen bridges hopefully we would be saving money and have a better product both as to bridges and ramp as opposed to replacing the wooden bridges and somehow tying together panels to create a ramp. The earthen bridges will allow us to pour a conventional concrete ramp as a concrete

truck can cross the earthen bridges whereas wooden bridges will not be rated high enough to sustain that weight.

Motion was made, seconded, and the Operating and Reserve budgets were unanimously passed by those present with no objections from the property owners.

- **Architectural Review Committee.** Lou Anne reported that Karen Mosteller, who is the long time Bald Head Association Architectural Review Coordinator, has resigned and Fran Paglianno is the new Coordinator. Lou Anne also reported that both Melanie Robbins, our ARC longtime Chair, and Lynn Barnard, who has served on the Committee for a long time, have decided to retire and that Audrey Dyer and Greg Braswell are taking their place. The ARC meetings are now scheduled to meet the last Friday of every month at 9:00 a.m. **LOU ANNE EMPHASIZED THAT ALL APPLICANTS SHOULD GET ARC APPROVAL BEFORE ANY SCHEDULING OF WORK WITH LABORERS OR CONTRACTORS.**

Lou Anne made special mention that she was most appreciative of Melanie's and Lynn's long-time service on this Committee and that it is a lot of work, as she knows, as she is the Board liaison to that Committee and her email box is constantly being filled with emails.

- **Election Results.** Jeff confirmed the election results and they were as follows:

John Bruffey	35 votes
Ginny Hunt	24 votes
Approval of the 2022 Budgets	35 votes

Lou Anne welcomed John and Ginny to the Board.

- **Kayak Launcher.** Cooper reported he will follow-up on the status of the kayak launcher.
- **Comments by Property Owners.** Rex Cowdry was the only property owner that previously submitted questions and he offered appreciation for the quick and excellent beach access repair as well as appreciation to David for his work on the roads. Rex indicated they were the finest gravel roads he had ever seen. Rex also indicated his dismay and disappointment that the issue of the gate was decided by the Board and not the property owners.

Elayne Bennett and Nina Bruffey indicated the Board never indicated that the issue of the Gate was to be voted on by the property owners. Elayne also indicated that as Chair of the Committee she made every effort to balance out the Committee with pro-gaters, anti-gaters, and persons who are neutral. She also indicated there was a concerted effort to make sure there were many permanent and part time residents, i.e., owners of improved property, on the Committee so they could offer their input as they are very much aware of the amount and degree of traffic and crime. She felt we had a good cross section i.e., representation of the Property Owners and they overwhelmingly preferred cameras over a gate.

Lou Anne Barnhouse indicated the new Board will address the camera issues.

John York indicated he is an evidence-based scientist, and the data was clear that traffic had not increased since 2016.

Ronnie Willis indicated she was aware of four occasions where people had climbed over the rail of the Bald Head creek floating dock to fish.

Eddie Jooste suggested if we ever bring the gate issue to the property owners for a vote the Board must decide what percentage of Lots it should take to approve a gate.

Sally York said in her opinion there was no justification for changing the approach to and the culture of Middle Island since there is no demonstrable change in traffic or crime. She indicated we all purchased our properties in an ungated community, that should not be altered without compelling evidence of need for such a change. Furthermore, such a drastic alteration should NOT be based on a simple majority vote of property owners. Sally emphasized it was never presented to the Access Control Committee that our reports were going to be put to the entire Middle Island community, and there was no discussion of what such a vote would even look like. Would it take 60%, 66.7%, 75%? Sally indicated this was never discussed in any of the email threads or meeting minutes that Sally had seen.

Karen Melchionni expressed gratitude for the long-term service and dedication of Fred Craig and Alan Reyner whose terms as Board Members have expired.

- **Adjournment.** Motion was made by Alan Reyner to adjourn, and the meeting was adjourned without objection at approximately 6:15 p.m.