



**MINUTES OF THE ANNUAL MEETING AND
ANNUAL BUDGET MEETING OF THE
MIDDLE ISLAND PROPERTY OWNERS' ASSOCIATION
MONDAY, DECEMBER 11, 2023**

The Annual Meeting and Annual Budget Meeting of the Middle Island Property Owners Association, Inc. was held by Zoom on Monday, December 11, 2023. A Quorum was present by Zoom, Ballot and Proxy. All Board Members were present and the total Property Owners including Board Members present was approximately forty-five (45) Property Owners.

The meeting was called to order at 5:05 p.m. Lou Anne Brown, President presided, and John York functioned as Zoom Master.

- **Introduction of Board Members.** The Board Members were introduced.
- **New Property Owners.** New Property Owners were introduced.
- **Approval of 2024 Budget.** Ginny provided an update of our Operating Budget on a line-by-line basis. She also went through the Reserve Budget and explained that although we are very strongly capitalized, we will be spending a good bit on the upcoming ramp construction as well as expenses toward improving the roads. Both the Operating Budget and Reserve Budget were unanimously passed by those present with no objections from the Property Owners.
- **Election Results.** Lou Anne Brown reported that the following were elected for a three-year term as Directors and that the 2024 Budget had been approved.

Rodolphe Barrangou

Audrey Kelly Dyer

Lou Anne thanked outgoing Board Members Elayne Bennett and Cooper Young for their service to our community.

- **Cape Creek Bridges and Marina Update.** Alan Reyner reported that the Bridge Project was completed and from all indications our contractor did a first-class job. The approximate cost \$210,000, but hopefully will be maintenance free for a long time. The old wooden Bridges were close to being condemned so we are all pleased to have new bridges. Lou Anne mentioned

unlike wooden bridges in the event of an emergency these earthen bridges can hold both an EMS vehicle and a Firetruck. The new Bridges can also support a concrete truck which can be used to prepare a slab for the Boat Launch. All indications are this will be cheaper than trying to tie together concrete panels. Virtually all boat ramps in the area are of poured concrete so the earthen bridges will allow for a more conventional ramp.

- **Road Status.** John York started off the discussion saying the state of the roads have become intolerable. He explained that preliminary estimates show it would cost more per linear foot to regrade, contour, and pack the existing roads than to do soil cement. John and Alan have both looked at separate soil cement sites and are impressed. Alan will look at a third site on Saturday December 16th. Soil cement is a mixture of approximately 6% Portland cement and water with our existing soil. It cures hard, so potholing is minimal. We are told it is easy to repair with a garden tiller, water, and Portland mix and our tractor blade. We are hoping because our traffic is light in weight and low in volume that we do not need a topcoat such as coquina, gravel, asphalt, or chip n seal. Although not perfect soil cement should be a vast improvement at a reasonable price over our existing road situation.
- **Architectural Review Update.** Audrey Dyer, chair of the ARC, indicated it has been a busy year. Audrey indicated we have three homes that are currently in some stage of construction. We also have four in the submittal phase. In addition, she knows of four Property Owners that have made inquiries to ARC.
- **Property Owner Comments.** Several Property Owners spoke and/or had Questions concerning the following:
 - 1) **Newsletters.** Concern that we should have more newsletters.
 - 2) **Request for Open Meetings.**
 - 3) **Rules for Renters.** Concern that persons who rent their homes are not letting renters know the rules for renters on Middle Island
 - 4) **Providing email directory to Property Owners.** John York noted that out of concern for Property Owners privacy and the increase in hacking the Board is very hesitant to provide email information. We have and will provide on request a listing of Property Owners and their permanent addresses and Lot numbers.
 - 5) **Status of old Middle Island Truck.** Note a property owners Father who is mechanically inclined will look at it over the Christmas Holidays
 - 6) **Kayak Launcher.** Cooper Young indicated the supplier now has them available.

Lou Anne mentioned that the new Board would address the Property Owners questions.

- **A Hearty Thank You to Lou Anne Brown.** Several Board Members expressed their deep and sincere appreciation to Lou Anne Brown for her consistently strong leadership as President these past years. It was noted Board meetings were well run and kept to a minimum. Also, it was noted that she managed with firmness, confidentiality, and equanimity several sensitive issues during her tenure as President. We also thank our departing members Elayne Bennet and Cooper Young for their tremendous service on the Board.

- **Adjournment**. Motion was made and seconded and the meeting was adjourned without objection at approximately 6:20 p.m.