



**MINUTES OF THE ANNUAL MEETING AND
ANNUAL BUDGET MEETING OF THE
MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION
MONDAY, DECEMBER 12, 2022**

The Annual Meeting and Annual Budget Meeting of the Middle Island Property Owners Association, Inc. was held by Zoom on Monday, December 12, 2022. 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 thirty-five Property Owners.

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

- **Introduction of Board Members.** The Board Members were introduced.
- **New Property Owners.** New Property Owners were introduced.
- **Approval of 2023 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 bridge and ramp construction as well as expenses toward improving the roads. It was also mentioned that the savings by using Bryan Young as opposed to having a permanent employee maintain the roads and canopy is less than one-half the prior cost. 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:

Karen Melchionni
Alan Reyner
John York

- **Discussion concerning Rerouting Traffic from Cape Creek to Dogwood Ridge.** There was much discussion concerning the rerouting of heavy truck and construction traffic down Dogwood Ridge Lane as opposed to going straight along the marsh between the eastern and western intersections of Dogwood Ridge and Cape Creek Road. The thought being that the portion of the road running along the marsh on Cape Creek Road between the two Dogwood

intersections is very low in places, very narrow, and very fragile. Joe Barnard spoke up and felt that perhaps the Board was looking for a problem that does not exist. He felt the road was in pretty good shape and withstood all of the traffic very well over the years. Ronnie Willis also spoke up and said the trucks going down Dogwood do not abide by the 12 mph speed limit and they need to know that the speed limit is just 12 mph. She was against the rerouting. There was a lot of discussion about the roads and the condition of the roads with most people saying that the roads are certainly in as good of condition now if not better than they were when we had a permanent employee. There was discussion about trying out soil cement from the beginning of the gravel road down to perhaps the first intersection with Dogwood Ridge. John York mentioned that he likes the idea of coming up with a hypothesis and a theory and then seeing if it works on a section of the road and if it does we can look at doing more or switching to some other method of maintenance. John also mentioned that he was getting a quote from Norman Ingram to bring in some heavy equipment to crown and shape the roads where needed. The final analysis on the discussion on roads is there seemed to be a consensus that we would table any motion to currently reroute traffic down Dogwood Ridge Lane.

- **Cape Creek Bridges and Marina Update.** Alan Reyner reported that all of the engineering drawings have been submitted to CAMA and we are simply waiting to hear from them. He indicated the time period, unless renewed by one of the seventeen agencies that has to review the plans, would expire January 31, 2023. He also indicated it appeared that we would have two people bidding on the project.
- **Architectural Review Update.** Audrey Dyer, as chair of the ARC, indicated it has been a very busy year, but she indicated her Committee of Greg Braswell and Brian Johnson and herself work very well together and they seem to be working well with Kimberly Bandera who is the new coordinator at the Bald Head Island Association ARC Committee. Audrey indicated we have five homes that are currently in some stage of construction. We also have three in the submittal phase and there are two homes undergoing renovations. In addition, she knows of two that are in line to submit applications to ARC in the first or second quarter of 2023. Audrey also indicated that her team has updated the ARC portion of the website and she solicits comments from all Property Owners to improve the ARC portion of the website. It was also noted the Board has increased the fee for new construction from \$1.00/heated square foot to \$2.00 per heated square foot.
- **Property Owner Comments.** Melanie Robins requested that we do a three way stop at the intersection of East Beach Drive and Cape Creek Road. John Bruffey indicated the first thing we should do is prune back some of the trees and bushes so visibility is better. Rex Cowdry requested that we have more frequent newsletters and that some Board meetings be open to Property Owners. Rex Cowdry also mentioned that perhaps we might want to do another study of our assets for future reserves.
- **Adjournment.** Motion was made and seconded and the meeting was adjourned without objection at approximately 6:20 p.m.