



## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, JUNE 1, 2020

A meeting of the Board of Directors for the Middle Island Property Owners Association was held via Zoom at 5:00 p.m. on Monday, June 1, 2020. All Directors were present with the exception of Cooper Young.

- **Co-President's Remarks.** Karen Melchionni addressed the Board and indicated that the Co-Presidents affirmed their intent to have the members of the Board continue to act in a civil and professional manner when conducting board business and to conduct matters that come before the Board in an open and transparent manner. Lou Ann Barnhouse added that once a decision has been made by the Board there is a duty of all Board Members to follow that decision. If a Board Member does not like the decision and feels strongly about it they can resign, but the decision must be the decision of the Board.
- **May Minutes.** The May 4, 2020 minutes were approved.
- **Financial Report.** Jeff indicated we are in good financial shape even with the raise and additional health insurance costs for David. All property owners have paid with the exception of one property owner who is now delinquent for two years. Jeff also mentioned that we need authorization to pay the surveyor for the topo map and the exact delineation of the wetlands. The Board authorized a payment to the surveyor of up to \$3,000. John York indicated that the estimate would appear to be between \$1,500 and \$2,000, so the \$3,000 should more than cover it.
- **Architectural Review Committee.** New guidelines for architectural review and landscaping were approved. A lot of hard work by the Committee went in to the drafting of these guidelines. Special thanks to the Committee composed of Lynn Barnard, Brian Johnson, Melanie Robbins, and Elayne Bennett for all of their hard work.
- **Mulch Pile.** There was a discussion about the mulch pile on Marcus Smith's lot. We were still investigating who was the one who put it there, as it is quite large.
- **David's Schedule.** According to Brian, David is working more each week now to make up for the lost time in April.

- **Newsletter**. Alan will send out a draft of the Newsletter for comments.
- **Beach Access**. Fred reported on the beach access and the fact that he was having trouble getting someone to do the actual work. Several people suggested the Cortez brothers and Fred is going to contact them. He indicated it will be well in July before this should be completed. He also indicated he would stack 8 x 8's on top of each other on the platform to build it up to protect it from sand and water.
- **Gate**. Karen indicated several property owners had discussed with her revisiting the gate. She felt we should poll the property owners and she had received detailed information on the gate from a property owner. This includes detailed description, results of past polls of property owners, and directives to property owners by way of an agreement that you accept when you push the button to open the gate. All of the Board members voiced opinions on the gate with Karen and Brian wanting to move forward on the polling of property owners and Lou Ann, John York, Fred, Jeff Alpert, and Alan being opposed to any further action on the gate at this time.
- **Maintenance Shed**. The consensus seemed to be that we would be better off having David with a helper do as much of the work as possible, e.g. like the roof, and we deal directly with someone for new doors. A quote was received for two (2) new garage doors The Overhead Door installation of two 9' X 7' vinyl doors for the maintenance shed would be \$4,400.00 plus barge fees (\$340 max) and taxes.

### **Adjournment**

There being no further business, the meeting was adjourned at approximately 6:45 p.m.