



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, SEPTEMBER 14, 2020

All members of the Board being present via Zoom meeting, the meeting commenced at 5:20 p.m. on September 14, 2020.

- **August Minutes.** The August minutes were approved.
- **Financial Report.** Jeff reported that we are in good financial condition and have received all dues and assessments with the exception of one lot.
- **Annual Meeting.** The Annual Meeting was set for December 7, 2020. Lou Anne was going to send Alan biographical information on the candidates. There were no comments on the sample Notice of Meeting and Proxy and Ballot, which Alan had sent out. Alan indicated he would wait a few days for additional comments and would add a note to it before sending out that it is a Zoom meeting and there will be no physical presence so property owners need to get their ballot in to Chuck Pardee at least 3 days before the meeting.
- **Beach Access.** When Fred gets down the last week of September, he will look at the beach access and see if anything really needs to be done. It was pointed out that by building the beach access higher it is acting much like a jetty and the area close to the beach access is accumulating sand and the remaining areas, say 50 feet to both the northeast and southwest and beyond, are considerably lower. There will come a point where it is simply not practical to keep going up higher and higher and extending it out further and further. Fred indicated that for every 7 inches higher that you go you need to extend a foot further outward. We are obviously limited in how far we can go out towards the beach, but if we go higher we need to keep going out or the steps will be too steep. Fred is going to look at all of this and make a recommendation to the Board.
- **Maher's Driveway.** It was approved to pay him \$3,000 after the work on the berm and driveway is done. Fred will make sure his work on the driveway is flush to our asphalt pavement. At a later date when we patch or resurface the roads, we will remediate the road to meet the apron of his driveway. We are not going to replace his apron, but we want to match his apron to our pavement. Fred will make sure all work is done according to the plans that the Maher's gave him.

- **Tornado Debris and Live Oak.** The tornado debris has mostly been completed. We approved an amount of \$400 to Robert Knowles (“Tree Doctor”) to seal the damaged tree at the west intersection of Cape Creek Road and Dogwood Ridge Lane. Robert indicated he wanted to wait at least 2 months so the tree can get over its trauma before sealing it.

- **Maintenance Shed.**
 - a. Discussion was had whether or not to have water at the maintenance shed. The consensus was that since it would cost approximately \$15,000, most of which would be the tap fee, that we could put a faucet just inside of the Marina gate where we have already tapped on to the Village water. Alan indicated we probably want to put a shut off valve there in any event and would do so when we re-do the bridges. Cooper indicated he thought there may be one there already and it may simply be covered up. Cooper was going to look for it the next time he was on the Island. In any event, if we put a faucet in just inside the gate it is very easy to put a shut off valve at the same time at very little additional expense.
 - b. Overhead Doors. We were going to look at doing vinyl doors for the maintenance shed.
 - c. Roof. We were going to talk to David about replacing the roof on the maintenance shed and also at the same time trimming any overhanging branches. We would also get a composite or fiberglass door. We are estimating all of the doors for the equipment shed to be no more than \$6,000.

- **Marina Report.** Alan indicated our engineer had met with the Wetlands Delineation folks and Steven Boyette and the ball was in our engineer’s hands to submit plans to CAMA and make application to the Corp of Engineers. According to our engineer, the threshold seems to be that we can fill up to 1/10 of an acre and we would have considerably less than that to fill, but it is still subject to Corp approval and they may require mitigation.

- **New Kayak Launcher.** It was decided that Cooper can bring over on his boat the new kayak launcher, but it must be stored immediately in the boat shed. Also, Alan brought up the fact that these kayak launchers collect barnacles on them and it will be difficult to keep it clean as you will have to get in the water. Alan indicated it would be much easier on everybody if we simply waited for the kayak launcher and allowed it as planned to be brought over on the barge when we do the work on the ramp and bridges. He said this because in all probability we may want to redo the “pencil pilings” holding up the fixed portion of our pier leading to the gangway. It would make sense to do it then as it is 35 years old. Fred felt the pilings did not need to be done as he had checked them all out with an ice pick.

Adjournment

The meeting was adjourned at 7:00 p.m.