



Minutes of the Meeting of the Board of Directors November 20, 2017

Call to Order

The meeting, held at 1 Dogwood Ridge Lane, was called to order at 5:00 pm. In attendance were: Lynn Barnard, Lou Anne Brown, Rex Cowdry, Shawn Smith, and Cooper Young in person, and Jeff Alpert, Fred Craig, Brian Johnson, and Alan Reyner by telephone.

Issues Raised by Potential Purchaser of the RSC Lot

The Board discussed a variety of issues related to an offer to purchase the RSC lot, build a house on the lot, and also continue to operate the RSC primarily for the benefit of Middle Island property owners, including whether the proposal would be allowed under paragraph 14 of the agreement between the Association and Young Entities, whether mixed residential/recreational use would be allowed by zoning, what implications the restrictive covenant governing the height of a building on the RSC lot would have on the proposal, whether all the design criteria for a residence would be met, whether the percentage of impermeable surface would exceed that allowed or grandfathered, and whether the Association would endorse use of Association beach access parking spaces for members of the new RSC. By consensus, with Cooper Young having recused himself from deliberation and voting on this issue, the Board agreed to communicate to the agent of the potential purchaser that the Association is open to considering these issues further if the potential purchaser can demonstrate that MIP 1 LLC is willing to remove the height restriction on the property, since the project would be impossible without removal of the restriction. In the meantime, Brian Johnson will review the architectural issues posed by the dual use proposal.

Questions for the Village Proposed by the Asphalt Paving and Road Dedication Working Group

The Board considered the revised series of questions that the Working Group has proposed. A question will be added asking about the Council's authority to grant exceptions and the process for granting exceptions. The section of East Beach Drive that might be considered a primary thoroughfare was changed to "from the entrance to the intersection with Cape Creek Road." The questions will be introduced by a letter framing the request and emphasizing why the Association needs answers about the ROW width standards in order to present proposals to our property owners. Rex Cowdry and Lou Anne Brown will draft the letter and revise the questions for Board consideration.

Early Communication of Results to the Property Owners

Pros and cons of early communications of facts and findings developed by the Working Groups were discussed. The Board will consider moving the communication timeline forward if the data on all the options is available, so the options can be compared together.

Adjournment

The meeting was adjourned at 6:00 pm.