



Minutes of the Special Meeting of the Board of Directors April 30, 2018 at 5pm

Call to Order

The meeting was called to order at 5:00. All attendees were via phone: Alan Reyner, Lynn Barnard, Lou Anne Brown, Shawn Smith, Jeff Alpert, Fred Craig, Brian Johnson, Cooper Young
Absent: Rex Cowdry (out of the country)

Special Meeting

The purpose of the meeting was to review and approve the contracts to replace the MIPOA docks.

The quote received from Bellingham appears to be competitive. The initial request was to sign the contract with the specifications from the Engineering firm, Troutman. While FEMA requires pilings 10 ft. above mean sea level, the engineers plans specified 45 ft. pilings. Research was performed by contacting Southport, Deep Point and BHI marinas – Deep Point uses 30' pilings; the other two marinas 35 ft. pilings. Vessels that will use the MIPOA marina will be smaller than vessels at the other local marinas.

A **MOTION** to use 35 ft. pilings on MIPOA docks was **APPROVED** unanimously by the Board Members present. One board member requested the engineer to modify his plans to 35 ft.

Costs for the MIPOA dock will exceed our reserves for replacement. The original reserve estimates were established to replace docks in kind. However, we are adding slips and additional pilings, which is contributing to the higher costs and cost of labor and materials have increased.

Bellingham will be inspecting the entire project. The contractor installing the pilings will warranty the project. Exclusions to the warranty are a Category 4 or higher hurricane – or the pilings come loose due to ramming by a vessel.

The Dock and Ramp Group requested latitude in negotiating terms of the final contract. Once terms are agreed to in principle, two members of the Board will approve any budget variances.

A kayak launcher is also planned for the MIPOA marina. Specifics will be discussed at a later board meeting.

A discussion was held to transfer funds from the General fund to the Cape Creek Reserve Fund to complete the project. No assessment to property owners is expected at this time.

A **MOTION** was made to approve the statements below and **APPROVED** unanimously by the Board members present:

BE IT RESOLVED, that Lynn Barnard, Lou Anne Barnhouse Alan Reyner, Jeff Alpert or Cooper Young or any of them are authorized to obtain a building permit and to execute the attached contract with Tommy Perry d/b/a American Marine Construction and to do all things necessary and incidental thereto.

BE IT FURTHER RESOLVED, that Lynn Barnard, Lou Anne Barnhouse Alan Reyner, Jeff Alpert or Cooper Young or any of them are authorized to execute the attached contract for the purchase of docks from Bellingham Marine and to do all things necessary and incidental thereto.

BE IT FINALLY RESOLVED that It is understood the attached quotes and contracts may be modified and so long as the above (Lynn Barnard, Lou Anne Barnhouse, Alan Reyner, Jeff Alpert or Cooper Young) are all satisfied with the modifications and they immediately notify the Board of such modification any of them may execute such documents or contracts and such modifications shall be binding on the Association.

BE IT RESOLVED that the Board approves (8 Members approving with one absent) the transfer of funds from the General Reserve Fund to the Cape Creek Reserve Fund in an amount to be approved at a later Date by the Board in order to complete the Cape Creek Dock and Boat Launch project

BE IT RESOLVED that the Board approves the concept of a Kayak Launcher at the Cape Creek Dock the style and price to be determined at a later date.

Adjournment

The meeting was adjourned at 5:50 PM.