



Minutes of the Meeting of the Board of Directors April 1, 2019

Call to Order

Proper notice having been given to the Board members, the meeting, held by conference call, was called to order at 5:02 PM. In attendance were Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, Alan Reyner, Shawn Smith, and Cooper Young.

Approval of the February 4, 2019 Minutes

The minutes of the February 4 meeting were discussed. Alan Reyner had requested two additions to the minutes to clarify that CAMA officials could give a waiver to allow construction after April 1 and to add Alan's summary of his measurements of the pilings. The minutes were **APPROVED** with the proposed amendment.

Approval of the March 4, 2019 Minutes

The minutes were **APPROVED**.

Finance Update

All but 2 properties have paid their 2019 assessments, one of which is part of an estate. A third letter has been sent.

The kayak launcher survey found 29 in favor of a Bald Head Creek location and 19 in favor of a Cape Creek location. The two launchers have different capabilities, and their procurement was previously approved by the Board. The Yak-a-Launcher will be shipped, and Alan Reyner volunteered to transport the Carolina Floats dock to the island.

The impact fee and deposit for the York home have been received.

Cape Creek Ramp Update

Alan Reyner reported on issues related to the launch ramp at Cape Creek. Costs are likely to be substantially higher than the original estimate. Tommy Perry has numerous projects in the queue and a start date is unclear. He may increase the contract cost above his original \$35,000 estimate. He suggested approaching a second contractor, but initial indications from that contractor suggest a substantially higher cost, and the contractor wants to re-work the engineering drawings. We are awaiting the revised design and an estimate. Fred Craig and Alan Reyner agreed that the soil anchors

originally proposed were not needed given the sheet pilings and weight of the slabs, potentially reducing some of the installation costs. CAMA officials have agreed to allow construction after April 1st provided design changes are minimal.

Mulch for Landscaping

David Ward had suggested using Island Contracting to deliver 7 loads of mulch to landscape the entrance and the parking areas. The alternative is for David to transport the mulch from the on-island site. Landscaping plans have not been received from the ARC subcommittee and may include mulching. A decision was deferred pending consultation with Elaine Bennett.

Architectural Review Committee Update

The York plans were approved by the ARC. Revisions were timely and addressed all ARC concerns.

Ronnie Willis has resigned from the ARC. Reasons for the resignation were discussed.

Four additional ARC issues were discussed. Shawn Smith agreed to discuss these issues with the ARC Chair to identify any areas of disagreement that need further discussion.

- Communications with the MIARC members. The MIARC administrator, Karen Mosteller, will send communications about new submissions and pending matters to all members of the ARC.
- Written MIARC communications to an applicant. After formal submission of a proposal, written ARC communications to an applicant are handled through our administrator Karen Mosteller. This procedure is the same as that used for written communications to applicants from the two ARCs serving Stage I and Stage II and helps assure appropriate documentation of the MIARC questions, deliberations, and actions.
- Potential conflict of interest. Communications sent when acting as a member of the Board or a committee should not include any reference to or contact information for a personal business activity.
- Recusal. Any issues about recusal that cannot be resolved by mutual agreement between the applicant and the MIARC member should come to the Board as an appeal by the applicant, since the Chair is not authorized to suspend or exclude a committee member.

Fostering a Sense of Community

The Board agreed to ask Ronnie Willis whether she would be willing to represent the Middle Island community in communicating congratulations, sympathy, and condolences to current and former property owners in appropriate circumstances, acting on behalf of Middle Island neighbors and the Board.

Middle Island Beach Access

The Board discussed a proposal to elevate the beach access crossing the frontal dune to meet the requirements of the Dune Ordinance. There was a lengthy discussion of alternatives to rebuilding the beach access, including shoveling a path, regularly sweeping the stairs and platforms, and simply

leaving the accumulated sand to be crossed to reach the beach. Those in favor of rebuilding reviewed the history of rebuilding the access by the developer and the association, the provisions of the Dune Ordinance that protect the natural shape of the dune and prohibit both shoveling and crossing the sand of the dune, and the potential liability associated with a slip on the partially or fully buried steps. Others suggested that the stairs be left until removed by a storm or be regularly swept to avoid the need to rebuild. Design options, including bolting rather than nailing some components to allow for later height adjustment, were reviewed.

Without objection, the Board **APPROVED** the expenditure of a maximum of \$8000 from the Beach Access Reserve Fund to rebuild the portion of the beach access crossing the frontal dune following the plan submitted to the Board. David Ward and Ryan Thompson are authorized to work on the project, and Cooper Young, Rex Cowdry, and Rich Tarplin have volunteered to assist as needed. The cost may be substantially lower. Notice of the final design and final cost estimate will be sent to the Board prior to beginning construction.

Nominating Committee

Gary Melchionni has agreed to serve on the Nominating Committee. The Board heartily endorsed the selection.

Adjournment

The Board adjourned at 6:31 PM.