



## **Minutes of the Meeting of the Board of Directors May 6, 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. Chris McCall, Village Manager, attended for discussion of the Private Property Debris Removal program (PPDR).

### **Approval of the April 1, 2019 Minutes**

The minutes of the April 1 meeting were **APPROVED WITH CHANGES** in the wording summarizing Middle Island Architectural Review Committee issues proposed by Lynn Barnard.

### **Private Property Debris Removal program (PPDR)**

Chris McCall has confirmed that other coastal communities provide for debris removal from the roadside of private roads, as outlined in FEMA's policy guidance regarding the PPDR. Rich Tarplin has provided Chris McCall with ordinances and declarations used by several other jurisdictions. Chris McCall has discussed the PPDR with the Village's consultant on FEMA issues, who agreed that an ordinance would be desirable to establish the Village's authority and responsibility for debris removal from the right-of-way of private roads on the Island, noting that the responsibility could not be conditioned on receiving FEMA funding. Chris McCall expects to discuss the issue with Council at its upcoming meeting on May 17<sup>th</sup>. The Board was fully in favor of moving forward with an ordinance.

After Mr. McCall's departure from the conference call, the Board discussed arguments that should be advanced supporting the private road debris removal ordinance.

### **Finance Update**

One property, currently held by an estate, has not paid its 2019 assessments.

The Board unanimously **APPROVED** the Treasurer's proposal to ask our attorney to place a lien on the property to protect the Association's financial interests.

### **MIPOA Mailbox, Website, Email Account Information**

The Association occasionally received certain mailings at its Bald Head Island post office address, such as vehicle renewal applications and real property assessment notices.

**ACTION:** Brian Johnson will periodically check the mailbox.

Rex Cowdry has a document with full information about our information technology related accounts and equipment, including relevant passwords.

**ACTION:** Information about the post office box will be added to the document, which will then be circulated to all members of the Board.

### **Board Policy Regarding Gratuities/Gifts to Vendors**

The Association has provided gratuities directly to contractor employees on two projects: the gravel road rebuilding (\$1500, 0.57% of the project cost) and the recent application of calcium chloride (\$60, coincidentally also 0.57% of the project cost). The Board discussed the specific rationale for the gratuities, and the arguments for and against gratuities paid by the Association directly to hourly wage employees.

**ACTION:** In a divided vote, the Board **APPROVED** the limited use of small gratuities for hourly workers at job completion at the discretion of the project manager. Where possible, any anticipated gratuities or expense reimbursements should be discussed during the approval of the project budget, recognizing that unusual circumstances associated with work on the island may arise unexpectedly, as occurred with the calcium chloride application. Lou Anne Brown will draft a policy for discussion at the June meeting.

### **Calcium Chloride Application**

Extensive efforts to find viable and cost-effective alternatives for dust suppression were reviewed briefly.

**ACTION:** Alan Reyner agreed to take responsibility for the dust suppression treatment next year.

### **Easter Weekend Incidents**

Several incidents occurring over Easter weekend, including shots fired at an Association sign at the Sanctuary gate, removal of the head of a mechanical owl, and theft of a bicycle from behind the boathouse, were discussed.

**ACTION:** The status of the surveillance equipment at the Cape Creek Dock will be reviewed.

### **Transportation Ordinance**

The Village's Transportation Committee has proposed a variety of changes to the Village Transportation Ordinance. The Association was asked to support an effort to apply various ordinances to private roads as well as Village roads. In general, the Board supported enforcement of our speed limits and other traffic ordinances on our roads, but questions were raised about certain provisions, including the structure of internal combustion engine fees and restrictions on overnight parking.

**ACTION:** Brian Johnson (who serves on the Transportation Committee) and Rex Cowdry will review the Transportation Ordinance and identify any concerns specific to Middle Island interests.

### **Beach Access**

The Board discussed various issues regarding the design of the frontal dune crossing. Lou Anne Brown and Alan Reyner reported on their meeting with the Village Manager, which suggested that some actions to maintain the access, such as sweeping sand, could be done, whereas more significant alterations of the dune, such as shoveling, could not be done.

The use of sea oat plantings to strengthen and support the dune was discussed.

**ACTION:** Periodically, David Ward will sweep loose sand from the steps. Lou Anne Brown will explore the cost of planting sea oats and report back. If indicated, she will discuss any planting with the BHI Conservancy, since the Conservancy owns the frontal dunes except for the 10' right of way for our beach access.

### **Kayak Launcher**

**ACTION:** Alan Reyner and David Ward will coordinate transportation of the kayak dock from South Carolina to Middle Island, perhaps bringing the dock back in the pickup when the truck is taken to the mainland for inspection in May.

### **Other Issues**

Jeff Alpert mentioned developments with David Ward's health insurance coverage and will recommend actions at the next meeting.

The tractor is failing; Alan and Brian will report back on alternative equipment that could replace the tractor.

### **Adjournment**

The Board adjourned at 6:14 PM.