



Minutes of the Meeting of the Board of Directors July 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 5:00 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 June 3, 2019 Minutes

The minutes of the June 3rd meeting were **APPROVED** after some discussion of the wording of the motion to purchase a tractor.

Approval of sale of used tractor

Alan Reyner reported that the used tractor dealer had offered \$3000 net of commission to the Mahendra dealer. Because the transaction had to be completed rapidly, the sale was completed based on emails from a majority of the Board, but because the email vote was not unanimous, authorization is now needed.

MOVED that the Board approve the sale of the Association's old tractor for \$3000 net of commission and that Alan Reyner be authorized to provide a bill of sale on behalf of the Association. Unanimously **APPROVED**.

The new Mahendra tractor and attachments have been purchased, insured, and delivered to the island.

Architectural Review Committee Update

Renovations to the pool area, tennis courts, and cabana at the former racquet and swim club were discussed. He will share plans with the Board. The Board discussed whether the project needs ARC review, whether the property can continue to operate as a club for the benefit of a single lot owner, and whether the lot is subject to dues. Further discussion was postponed until the Fall, when members have had an opportunity to review plans for the property.

The replacement of a shingle roof with a metal roof without ARC approval was discussed, both with regard to the impact on neighbors of reflections from certain metal roofs and with regard to the need to enforce ARC review requirements through penalties at least as large as the ARC review fee. Lynn Barnard will gather further information from our ARC administrator about how other island ARCs

handle changes made to properties without required review, and the Board will discuss the issue further at its August meeting.

Timber Bridge Repair

Alan Reyner provided an update on plank costs and discussed two options: repair using David Ward and either Randy or Ryan Thompson, in which case Tommy Perry would be hired to remove the old planks when on the island to build the boat ramp, or repair and removal of planks using a contract with Island Contracting. The possibility of using some of the better old planks for roadside and parking area curbing was discussed, as was the potential usefulness of a fork-lift attachment for the tractor for this and similar projects. Further discussion is planned for August.

Alan also reported that water is now available at the Cape Creek dock, after repairs to the pipes and installation of drains under the timber bridges.

Council Resolution Relating to FEMA's Private Property Debris Removal Program

There will be a public hearing on the ordinance authorizing the Village to remove debris from private as well as public rights of way. Rich Tarplin suggested strengthening the ordinance by adding the key wording "in the public interest" to one of the paragraphs of the proposed ordinance. Rex Cowdry will send a letter from the Board endorsing the ordinance and suggesting the change in wording. If the public hearing is held at the July Council meeting, he will represent the Association.

Nominating Committee Report

The Nominating Committee forwarded the curricula vitae of three nominees to the Board: Brian Johnson, Karen Melchionni, and John York. The Board asked the Secretary to send the names and CV's to the membership promptly to meet the 60-day notice requirement.

New Business

Rex Cowdry raised for discussion an interaction at the Executive Committee meeting held the Sunday before the June Board meeting, involving the timing of ordering materials for the frontal dune crossing. Several Board members were concerned that an Executive Committee meeting had been held, believing that the Board had eliminated both the infrastructure committee and the executive committee to emphasize that the Board is the decision-making group for the association, not the officers, and cited the limited powers of officers in our By-laws. Other members stated a belief that officers have inherent powers to take certain actions and can consult with whomever they wish, including the other officers, and noted that the meeting made no decisions, only developed a prioritized list of projects for David Ward. However, it was also noted that a formal or informal meeting of five board members called to discuss association business constituted a special meeting of the board. There was general agreement to let the new Board decide in September whether to constitute an executive committee, and if so, to determine its composition and authority.

Rex also noted that in the course of that meeting, he had mentioned new information about the as-built Cape Creek dock, and he will forward that information to the Board in the coming week.

He also asked whether other Board members had been aware that Barnhill Construction had been asked to come to the island to provide an estimate for private paving of association roads. Lou Anne Brown acknowledged that she, acting in her private capacity rather than as President of the Association, had asked Barnhill to provide paving estimates. One member asked for information about the estimates, but another said that, in view of the non-binding moratorium endorsed by property owners, the Board should not ask for the estimates unless it votes to reconsider the paving issue.

Adjournment

The meeting was adjourned at 6:12 PM.