



Minutes of the Meeting of the Board of Directors August 5, 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 July 1, 2019 Minutes

The minutes of the July 1st meeting were **APPROVED**.

Architectural Review Committee Update

The renovations at the former racquet and swim club were discussed. It was determined that the owner does pay Association dues. Further discussion about the status of the property was postponed until the Fall.

The replacement of a shingle roof with a metal roof without ARC approval was discussed. Lynn Barnard will follow up to be sure the owners are aware that the replacement required review by the ARC and that the Association would customarily impose a fine for failure to submit the change for ARC consideration. The Board will discuss this further at its next meeting.

Tractor Pallet

Discussion was deferred to a later meeting.

Timber Bridge Repair

Alan Reyner discussed three options: repair using David Ward and either Randy or Ryan Thompson, repair by Tommy Perry as part of the ramp installation scheduled for November 1, or repair by a subcontractor with whom Cooper Young has worked in the past. The desirability of getting more than one estimate was discussed, as were questions about the integrity of the existing piles.

Memorandum Regarding the Cape Creek Dock

Issues raised in the attached memorandum sent to the Board by Rex Cowdry and Fred Craig were discussed. A **MOTION** to adopt the following option was made and seconded:

OPTION 2:

- Ask the Cape Creek Dock Working Group to confirm the estimated embedded depths and butt diameters (measured 3' from the large end) of each of the piles shown on Attachment 1.
 - For each pile, the estimated embedded depth is based on the reported length of each pile less the measured length of the pile above the mud line and less any amount reported to have been cut from the butt end of two piles after installation.
- If most of the calculated embedded depths are in fact substantially less than the 10-12 feet previously reported to the Board, negotiate a cost with Troutman Criser to:
 - calculate the maximum wind-generated lateral load that the as-built dock can withstand, both empty and with all slips occupied, based on the new information about the embedded depths of the piles, and
 - estimate the number of additional piles of that would be needed to achieve resistance to the lateral loads called for in the design specifications and the building code.

No site visit would be required. The reanalysis would use the information in Attachment 1 or other mutually agreed-upon information. The reanalysis would assume:

- the flood zone is now VE11 rather than VE14, based on the newly effective FIRM;
- the current and wave forces are the same as those in the previous analysis;
- any additional piles are driven to the same depths as existing piles; and
- any additional piles have the same butt and tip diameters as the existing piles.

An expenditure of up to \$1000 is authorized for this recalculation. An agreement for more than \$1000 requires further Board authorization.

- Based on the reanalysis, decide what information to provide to dock users and what limits, if any, to place on dockage when high winds are forecast.

The MOTION was **NOT APPROVED** by a vote of 3 in favor and 6 opposed.

A MOTION to adopt the following alternative option was made and seconded:

OPTION 1:

- Rely on Tommy Perry's statements and warranties about the resistance of the dock to hurricane strength winds.

This MOTION was **APPROVED** by a vote of 6 in favor and 3 opposed.

Agenda for the Annual Meeting

As required by our Covenants, the Secretary sent all property owners the agenda for the Annual Meeting and the final list of candidates for election to the Board, together with their CVs, on July 31. The President asked whether there were any proposed changes to the agenda. There were none.

Adjournment

The meeting was adjourned at 5:47 PM.