**ABIA**

**Minutes of Second Special**

**Meeting of Board Members**

**November 4, 2021**

**TOPIC: REPLACEMENT OF THE OCEAN LOT CROSSOVER**

A second virtual meeting was requested by Will Foxwell to discuss revised proposals of two marine construction contractors following questions posed to them by the Board at the 9/22/21 meeting.

PRESENT: President Sandie Markland, Vice-President Janis Farmer, Secretary Jo Eure, and Member at Large Will Foxwell.

NOT PRESENT: Treasurer Carol Sterner (proxy vote by Sandie)

Sandie called the meeting to Order at 6:30 pm.

APPROVAL OF MINUTES OF LAST MEETING: Motion to approve the Minutes of the 9/22/21 meeting was made by Will and seconded by Janis. The Minutes were approved.

REVISED PROPOSALS:

1. OCEAN BUILDERS’ COMBINATION STEPS/RAMP CROSSOVER:
* Upgrade width of ramp from 4 foot to 6 foot
* Cost: increased from $29,500 to $30,450
* Includes permitting but not survey (if one is necessary)

DISCUSSION:

Sandie expressed concern that at a cost of $30,000, the Ocean Builders’ revised proposal would take 50-60% of our savings, putting our emergency fund dangerously low.

Jo suggested the Board investigate potential grants that we may be eligible for to help fund the crossover, and advised she’d received an extensive list of resources from Coastal Engineering & Surveying. It was decided that we could not wait until potential grants were looked into to move forward due to the amount of time it could take to investigate them and go through the process of getting a grant, along with the uncertainty of success.

Sandie also mentioned that from the previous sketch received from Ocean Builders, the ramp structure appeared to be in close proximity to the property line. More time would be needed to research how close it would be and whether we needed to seek permission of neighboring property owners.

1. MILLSTONE MARINE’S STEPS CROSSOVER:
* Upgrade to use of Trex steps and concrete landing
* Cost: increased from $10,000 to $11,300

DISCUSSION**:**

Will stated that the two concrete panels needed for the project weigh about 1200 lbs. each. Millstone normally has them shipped in 32 at a time. The cost of having the 2 shipped in would be the same, so someone would have to travel to Dunn, NC to pick them up. Will volunteered to do so. Janice suggested that if he did, we reimburse him for his costs.

**THE FOLLOWING MOTIONS WERE DISCUSSED AND VOTED ON**:

1. **MEMBERSHIP INPUT ON THE CROSSOVER DECISION**

Jo made a Motion to seek membership input before making a final decision on the crossover. Will asked if a timeframe could be given within which to accept member input so as not to put the project off too long. Jo amended the Motion to seek membership input with a designated deadline; Will seconded it.

DISCUSSION:

Will said we should let the members know the costs and get their input on whether it would be worth it to spend that much. Sandie spoke about the logistics and amount of time it would take to get member input. If by mail, we would need to send out letters, wait for the return of opinions and sort through everything.

Jo suggested a special meeting, but it was felt we couldn’t put it together for quite some time due to prior commitments and getting non-resident members to such a meeting. Jo asked about the use of proxies, but they would not be helpful since we would be requesting input, not voting.

Jo voted FOR; Sandie, Janis and Will voted AGAINST.

Carol voted AGAINST by proxy.

**DECISION: Motion FAILED**

1. **OCEAN BUILDERS’ COMBINATION STEPS/RAMP CROSSOVER PROPOSAL:**

Jo moved to accept Ocean Builders’ proposal.

Motion not seconded.

**Motion FAILED**

1. **MILLSTONE MARINE STEPS PROPOSAL**:

Janice moved to accept the Millstone proposal for the steps crossover. Sandie seconded it.

Sandie, Janis and Will voted FOR.

Carol voted FOR by proxy

Jo voted AGAINST

**DECISION: Motion APPROVED**

1. **MILLSTONE MARINE’S REVISED PROPOSAL**:

Will made a Motion to accept Millstone Marine’s revised proposal with upgrade to Trex and concrete panels. Janice seconded it.

**DECISION:**

All members voted FOR.

**Motion APPROVED.**

Will will contact Millstone Marine and ask them to draw up a Contract, which Sandie will sign. He’ll also check on the price of freight for the two concrete panels.

**FURTHER DISCUSSION:** Jo will look into potential grants and find out what we may be eligible for and what may be required of us for future and possibly retro projects. Will volunteered to assist with the project.

The meeting adjourned at 7:20 pm following Motion by Janis and Second by Jo.

Jo Eure

ABIA Secretary

11/5/21