**Minutes of**

**ABIA Special Meeting of Board Members**

**September 22, 2021**

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

A virtual meeting was requested by Will Foxwell to discuss a number of bids he has collected for the crossover since May 2021.

PRESENT: All Board members were present, including President Sandie Markland, Vice-President Janice Farmer, Treasurer Carol Sterner, Secretary Jo Eure and Member at Large Will Foxwell. Sandie called the meeting to Order at 6:04 pm.

Will went over bids from Carolina Marine Structures, LSI Marine, Lyn Small, Inc., Millstone Marine, Northeastern Marine and Ocean Builders. The bids included proposals for both steps and ramp crossovers.

All bids were reviewed and eliminated with the exception of Millstone Marine’s proposal for steps at a cost of $9,996.00.

All bids for ramp crossovers were eliminated due to:

1. Integrity of dunes and vegetation: There was concern that the size, location and layout of the proposed ramp structures may damage the dunes and vegetation, thereby exposing the access and lot to serious damage from storms.
2. Stability/Approval: Some of the plans for ramps did not appear compliant with the Building Code. This could mean the crossover would not be structurally sound and would not be approved by CAMA and the Town. The proximity of the structures to the property lines may also be an issue in getting approval.
3. Maintenance/Repair: The cost of future repairs and upkeep to the structure was also discussed, and whether it could be properly maintained and kept free of sand blow-over.
4. Loss of parking spaces: Some of the plans for ramps appeared to jut out into the ABIA lot, cutting out already limited parking spaces.
5. ADA Compliancy: All bids for ramps stated that they were handicap accessible according to ADA requirements, however it was questioned whether they actually were, due to the size/length of the materials and the grade of the ramps. Janice stated that she believes that although ABIA is a private organization and the lot is private property, the fact that we can’t keep the public from accessing it requires us to have it ADA approved. Sandie stated that ABIA has a responsibility to keep the lot accessible to the public.
6. Cost: Treasurer Carol Sterner reported that there is $77,735 in the ABIA checking and money market accounts. The bids for stair crossovers came in at approximately $10,000 - $20,000. The bids for ramps were significantly more expensive, priced between $28,000 and $40,000. After discussion, it was decided that a ramp crossover was too large an expenditure at this time due to the fact that it would leave the contingency fund dangerously low. The lot cannot be insured. The contingency fund is there for the repair and maintenance of the ABIA lots. It was felt that if a storm destroyed the crossover, we would not be financially able to replace it or repair the potential damage to the lot and/or the access that would be caused. It would be irresponsible for the Board to risk having to close the lot due to being unable to afford replacement and/or repair, especially in the event of a cataclysmic storm. Waiting on the replacement until there is more money in the contingency fund was also discussed but was dismissed since the current steps are in bad shape and need to be replaced as soon as possible.

MEMBERSHIP INPUT: Although the Board recognizes that some of the members prefer a ramp crossover to steps for accessibility and convenience, it was decided that it’s not feasible for the reasons above.

CONCLUSION: The majority of the Board members showed a strong preference for the Millstone Marine stair proposal, but Will was requested to get additional information from them and from Ocean Builders on the ramp proposal.

The meeting was adjourned by Sandie at 7:22 pm following Motion by Carol Sterner and second by Janice Farmer.

Jo Eure, Secretary

9/23/21

Addendum to Minutes of 9/22/21 Board Meeting

After the Board’s continued discussion of the foregoing issues, Will Foxwell has followed up with two builders. His questions and their responses are below:

**MILLSTONE MARINE**

* **Step proposal: $10,000**
* **Walkover proposal: $40,000**

1. Can get an estimate for composite decking on the steps?  Estimate for composite steps and concrete landing?

Composite Decking $775 additional; Composite decking and concrete landing - Right around 1,000.00. it’s about 300.00 to do the steps in trex and its really not any more to do the concrete on land with easy access where the lumber is priced but someone has to go to Dunn N.C. with a truck and trailer to pick up the two panels. Normally we have them trucked in 32 at the time. Shipping for just two would cost the same as the 32 so someone has to make the 8 hour round trip. Shipping weight would be 2400 lbs for two panels

1. Timeline for construction and when can you begin site work on steps?

Sometime Spring 2022

1. Would an ADA compliant switchback ramp decrease the stability of our dune?

The more stuff that gets put there the more sand it will trap. Ocean over wash is the dune killer.

1. Could a ramp be tied into the steps your proposing at a later date?

If you guys want to do it with the ramps I think I probably need to bail out on the design aspect of it as far as the site plan goes. The scope is a bit more than I want to take on and is somewhat out of my wheelhouse to be able to create the drawings needed. If it were me I would hire an engineer to do it and get it through the town and cama. There also could be some grant money available through cama or one of the coastal nonprofits to create ADA access for the land-locked residents of Avalon.  We would work with the engineer on construction methods and could provide the structural engineering through the engineer that does our stuff so that it gets done correctly or there is one engineer that is competent to do both and is current on the concrete panels.  Carlos Gomez with Coastal Engineering has done a bunch of this stuff for Currituck County and knows his way around the concrete which by the way is awesome for ADA stuff. He would be turnkey for everything including surveying. He also can look into the grants that may be out there for something like this.  Brian Rubino with Quible would be another good way to go but he would need to use our structural guy especially if it were concrete. You would need to ask him about the grants. Obviously this all adds to the cost but it is the right thing to do in the long run to get it right the first time if you guys want to do the ramps. Worth the phone calls at least, hell you might even get a lot of it paid for. I have their numbers if you want.

1. How far off the property line would the ramp be installed?

Did not address

1. Would KDH planning and CAMA approve a non-ADA compliant ramp?

Did not address

**OCEAN BUILDERS**

* **Combination Step/Walkover proposal: $30,000**

1. How much would it be to increase the ramp width to 6’?

We are revisiting the proposal and repricing. Will send this next week.

1. Does your design call for an ADA compliant grab rail?

Yes

1. Do you plan on using 6x6 piling or 8x8?  Stainless screws or something other? Treated lumber or composite?

6x6 pilings, with galvanized screws, and treated lumber

1. How close to the south property line will the ramp be installed?

This will be determined when the surveyor pins the corners and will abide by CAMA set-back requirements.

1. Does your quote include costs for engineered plans, a site survey, KDH town and cama permitting, and vegetative survey?

The cost for permitting is included but does not include survey and engineering.

1. When could you begin work?

Once we have a signed contract we will begin permitting and can begin in January due to workload.

1. What would be your timeline for construction?

Two weeks to construct after permitting and demo.

1. What is the pay schedule you would require?

We will require 50% at contract signing and 100% after final acceptance.

 Will Foxwell

Jo Eure,

ABIA Secretary

10/4/2021