

## President's Message

[Tisa Head](#)

### 2023 in Review

It's hard to believe that another year is winding down here on our beautiful island. Once again, the year has been busy with lots of accomplishments and lots of fun! I want to take this chance to share many of the 2023 accomplishments of the SSCA and all our amazing volunteers. I also want to give a big "Thank You" to those Board members who will be ending their SSCA term in January: ***Rick Koch, Mike Guarracino, Lisa Minerich, Penny Lobred and Ernie Dash***. All these Board members have contributed so much to the SSCA and to our community. (***Penny Lobred's*** term will also end this year, but she has agreed to run for a second term – and for that, we are very grateful!) We have a great slate of candidates running to fill the empty positions: ***Aida Alvarez, Sue Bigbee, Steve Hotchkiss, Penny Lobred*** (running for a second term), and ***Susan Ippolito***. The candidates Bios and Pictures are included in this Newsletter. A ballot for the election will be sent out separately to your primary SSCA email before year-end. Please cast your vote for this slate of officers.

First, I want to begin at the end – specifically our year-end Financials. I am happy to report that we will end the year in a strong financial position, once again exceeding our revenue budget and coming in under our expense budget. This allowed us to complete a few extra projects we did not anticipate being able to do this year, and to add more to our reserves for future maintenance costs.

Other 2023 accomplishments include:

- Installed new Pickleball Courts at Sea Oats Park.
- Installed 6 new boat slips at Loblolly Marina, 2 additional dry slips and a transient slip at the North Marina and kayak racks at Soundview Park. In addition, we are working with Eagle Scout ***Michael Eaton*** to add 6 dry slips at the North Marina.

**General Membership Meeting**

**January 8, 2024**  
**7 PM, Pitts Center**  
[Agenda](#) on p. 4

**Communications Schedule**

**Monday**—Weekly Event Email  
**Wednesday**—Social Media

Send news and information to:  
[communications@sscaobx.org](mailto:communications@sscaobx.org)

**SSCA Office Hours:**

Monday: 10 AM-1 PM  
 Thursday: 10 AM-1 PM

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## President's Message (continued)



### SSCA 2023 Accomplishments



- Worked with the Town and Martins Point to submit a request for a CAMA permit to move the Ginguite channel navigational markers
- Implemented electronic invoicing for marina slips (and electronic signature of the Marina Rental Agreement!)
- Implemented the capability for multiple email addresses for members
- Rebuilt the Chicahauk crossover to allow for accessible ramps to the beach, using Grant Funds from the Outer Banks Tourism Board; plus, the addition of two bypasses to the crossover's west ramp – thanks to a contribution from the Chicahuak Homeowners Association.
- Improving and Maintaining Properties – included replacing 2 crossovers; repairing docks and finger piers at our marinas; regrading 28' of the Hillcrest Access sidewalk and eliminated the standing water problem at the beginning of the walkway to the beach by installing a drain line and new walkway section to redirect water; and replacing the basketball hoop at Sea Oats Park.
- Repaved the North Marina Ramp and repaved the lower drive.
- Repaired and repainted the Hillcrest Tennis Court Gazebo, completed by volunteers from the Tennis Club (now known as Raquet Club)

## President's Message (continued)

- Clean Up Parks and Crossovers – Several clean-up parties were held this year, including the week-long Earth Day clean-up of our crossovers, parks, marinas, trails, and paths in April (coordinating with the Town of Southern Shores and Chicahauk Home Owners Association) and the North Marina and Pavilion Clean-up in October.
- The Hospitality Welcome Committee delivered more than 35 welcome baskets to new full-time residents. The committee also obtained new baskets and donations from local businesses to fill those baskets.
- Installed our first Audit Committee comprised of a highly competent and experienced group of volunteers who completed the 2022 SSCA audit in 6 weeks. This group filled a desperate need to perform this task, as there were no audit firms willing to take on this work for the SSCA. Thank you to ***Susan Ippolito, Katie Frampton, Teddy White and Noel Langlois*** for taking on this effort! A copy of the final audit report is available at the SSCA office if anyone is interested in reviewing it.
- Sponsored Various Community Events – From Yoga, meditation and balance classes, three Music in the Park events, and a Volunteer Appreciation Event, these events brought our community together for some fun and camaraderie! And, ending the year once again with the Santa Ride, which included the Southern Shores Volunteer Fire Department, the Town of Southern Shores, and the Southern Shores Police Department, and Martins Point.
- Hosted our first Spring Into Action Open House to share with the community the various opportunities for volunteering in our community.
- Updated the SSCA Bylaws to allow for 3-year director terms, with 3 directors replaced each year; capability to use an independent Audit Committee to prepare annual SSCA audits; the use of electronic voting for all SSCA voting required by membership; and, clarification of existing practices.
- Installed a new “Welcome to Southern Shores, A Community of Volunteers” sign at Triangle Park (thank you to the Town for doing this!), along with landscaping that improves this highly visible location in our community, thanks to the work from the Dunes of Dare Garden Club volunteers!
- Hired a new Office Assistant, ***Debbie Beach***, who quickly jumped in during our busiest time and kept us afloat with processing membership applications!
- Boat Club Events - Four events were held this year, including the Fourth of July Picnic, a Crab Feast, an Oyster Roast, and the December Ugly Sweater Holiday Party.

Ongoing Volunteer Work – Our volunteers put in thousands of hours of volunteer work to help our community. This includes sea grass planting (over 100,000 sprigs of sea grass planted in late 2022 and early 2023), the monitoring of the crossover/marina parking lots (so that our members have places to park at the beach during our busy summer); the refilling of our Free Little Libraries and the Doggie Waste Bag Stations; pulling in/out trash cans at our parks, marinas and crossovers; and sweeping sand and picking up trash at the crossovers throughout the year. Also, a special shout out to two volunteers who have helped us all year long in the SSCA Office: ***Maslin Seal and Kathy Patt***! Without these ladies, we would have struggled with processing all the membership applications and packages in January and February!

President's Message (continued)

Thank you again for your support of the SSCA! Without your dues, and the work of our volunteers, these accomplishments would not have been realized. If you haven't already renewed your membership, please do so today! And please encourage your neighbors to join, as well!

Best wishes for a joyful Holiday Season!

Tisa Head  
President, SSCA



SOUTHERN SHORES CIVIC ASSOCIATION  
January 8, 2024 7:00pm  
PITTS CENTER

AGENDA

Meeting called by:  
Tisa Head, President

Type of meeting:  
General Membership Meeting

Pledge Allegiance/Moment of Silence

Approval of Agenda

(Members)

Approval of Minutes

(Members)

President's Comments

Tisa Head

Treasurer's Report

Ernie Dash

COMMITTEE REPORTS:

Bylaws and Planning/VP  
Membership/Slip Rentals  
Secretary  
Communications/Website  
Volunteer Coordinator  
Marinas & Westside Parks Maintenance  
Properties

Don Pratt  
Mike Guarracino  
George Kirby  
Penny Lobred  
Lisa Minerich  
Rick Koch  
Joel Newton

TOWN REPORT:

Cliff Ogburn, Town Manager

New Business

- Announcement of 2024 New SSCA Board
  - o Results of Vote

MEMBER COMMENTS:

Adjourn



## BOD 2024 Candidates BIOS & Pictures

### Candidates for SSCA 2024 Board and Nominations Instructions

The Southern Shores Civic Association has five terms expiring in January 2024. The nomination committee has identified five candidates who are willing to run for these openings. The candidate's bios are included below. An electronic ballot will be sent out to all active members by year end 2023, and voting will be opened for one week. The announcement of the new Board will be made at the January General Membership Meeting held on January 8, 7:00 PM at the Pitts Center. An agenda for that meeting is included.



**Aida Alvarez** is a passionate problem solver. Whether implementing a financial system across the federal government over a decade affecting tens of thousands of people or finding a place to sleep for one night for one person, she firmly believes that when you put your mind to something – and surround yourself with like-minded individuals – there is no problem that will go unsolved. As an advocate for the homeless, she works with non-profit and faith-based organizations to house and feed homeless guests during the cold winter months. As a psychologist and naturalist, she studies people and the natural world as they interact with one another, especially during times of significant change. As a writer and an artist, she expresses her creativity and consciousness through poetry, songwriting, and music as well as mixed media using both recycled and natural elements.

Aida currently serves in several volunteer capacities including on the Board of Directors for the Outer Banks Room In The Inn, docent and volunteer at The Elizabethan Gardens, and site steward with the North Carolina Coastal Reserve at Kitty Hawk Woods Reserve. Aida formerly was a member of the Board of Directors and special events director for the Virginia Chapter of Meeting Professionals International, member of the Board of Directors for the DC Chapter of the Association of Government Accountants, and worked with the Norfolk Emergency Shelter Team.



**Susan Bigbee**...in 2022 we moved into our home that we had built in Southern Shores and upon my semi-retirement in December of 2022, we began our transition to make the Outer Banks our retirement home. We love the Outer Banks, and especially our very special and unique community of Southern Shores. While we moved here permanently in January 2022, we have been members of the Southern Shores community for a much longer period. My parents built a home in the early 70s on Eleventh Avenue, and in 1978 purchased the flat top on the corner of Trout Run and Ocean Blvd. We spent our summers here vacationing with family and friends for over 45 years, so when

it came time to retire it just seemed natural to settle in what we considered our second home, the Outer Banks. We love watching the beautiful sunsets over the sound, enjoy the local beaches and national seashore

## BOD 2024 Candidates BIOS & Pictures(continued)

sites, dine out with friends that we have made, and participate in the many local events. We feel incredibly blessed to call this place home!

For the past two years, both Tony and I have been active with various volunteer efforts for the Southern Shores Civic Association. We planted sea grass, participated in Earth Day Clean ups, assisted with traffic control for the Santa Parade as well as many other volunteer efforts. I look forward to serving on the SSCA Board and hope to contribute to making improvements that help us maintain and improve the many SSCA amenities that we all enjoy.



**Steve Hotchkiss** and his wife Sally have been living in Southern Shores for just over a decade. They moved to the Outer Banks from Houston.

Steve grew up in Chicago. He has degrees in engineering and business. He was commissioned in the Navy. Upon completion of his service, he spent his career in a Fortune 500 company. Interests include, hiking , biking and golf.



**Susan Ippolito** has been coming to the Outer Banks since 1967, which was when my parents fell in love with Southern Shores and bought a lot and then a vacation home here.

In the spring of 2020, amid all the chaos of covid, I bought my sister out of the family home and made it my permanent home a year later. My father and late husband were both military so while I had many homes throughout my life, Southern Shores and the

Outer Banks were always where my heart lay. My dog, Bailey, and I thoroughly love living in this amazing place and I have enjoyed becoming a permanent part of our wonderful community.

My education includes a Bachelor of Business Administration in Finance from JMU (1986) and a Master of Arts in Integrative Health from the California Institute of Integral Studies (2022). I held a variety of jobs in accounting and finance throughout my career and was a Realtor in Virginia Beach before my move to the OBX. I am now an Integrative Health and Wellness Coach working as a volunteer at the Community Care Clinic of Dare. I also volunteer weekly at the NC Aquarium on Roanoke Island and with N.E.S.T.

Most recently I headed up the newly formed Audit Committee for the SSCA and with the help of 3 other excellent volunteers, I believe we completed a successful first internal audit. I have participated in grass plantings and other community events in Southern Shores and look forward to my increased involvement with the SSCA as a new board member.

## BOD 2024 Candidates BIOS & Pictures (continued)



**Penny Lobred** is from Richmond, VA and moved to Southern Shores in the Spring of 2022. Penny and Andrew have 5 boys and 2 spoiled dogs.

Penny “retired” as Director of Operations at a Financial Planning firm in 2021. She spent 10 years with the firm and enjoyed her work and relationships with their clients. The past few years, her focus was on portfolio and trade management.

Prior to that role Penny was a stay-at-home mom after many years in corporate America in IT Project management. She led and volunteered in multiple different organizations from PTAs, community associations and local charities. She held most every role in the PTA, including President, and served on the board of 3 schools simultaneously. In addition to her board positions, she coordinated and managed numerous events and fundraisers.

In her professional and volunteer roles she has years of experience building and maintaining websites, writing, and distributing newsletters, and creating social media content. She has strong planning and organizational skills.

She is also a certified Life Coach. Her practice helps teens and young adults with their relationships and college & career decisions. She enjoys playing tennis, biking, and walking. She is an avid college football fan and a spirited Auburn University alum.

Penny is running for her second term on the SSCA board in the position of VP/Communications Director.

## Treasurer's Report

**Ernie Dash**

Hallelujah - !! - I'm a “Happy Camper.”

As Tisa noted above, our 2022 Audit has been successfully completed and we are ending the year again with a positive revenue balance. None of this would have been possible without the continued positive SSCA community volunteer support. **Thank You** for your support.

This year marks the close-out of my term serving as Treasurer (4 years) and Architecture Review Board member (6 years). Those years have truly flown by – because I have thoroughly enjoyed (and benefitted) being an active participant with my fellow volunteers on the SSCA Board & ARB. Working with the Board and engaging with TOSS officials, local banks and multiple local support agencies makes me appreciate the magnitude of effort that is involved in making Southern Shores the wonderful place we love.

It's been my privilege to serve. **Thank You** for the opportunity and your support!

## Boat Club

George Berry



The Southern Shores Boat Club (SSBC), a club under the SSCA, is actually more of a ***Southern Shores Social Club***. While some of us have a boat or had a boat or dream to someday having a boat, more than 70% of the members don't even have a boat. What is our purpose? We gather to learn, eat, socialize, and have fun!

We had some fantastic educational presentations at our **10 GAMs** in 2023, with attendance ranging from 40-80 family members.

January: **Dare County Special Olympics**  
 February: **Elizabeth II Ship's History**  
 March: **OBX Flat Top Houses**  
 April: **OBX Beach Nourishment**  
 May: **Buffalo City Distillery**

June: **Navy Hydrofoil Program**  
 July: **National Parks of Eastern NC**  
 August: **Remarkable Women of the OBX**  
 September: **NC National Guard**  
 October: **Pirates & Lost Colony Found**

In 2023, the SSBC hosted **4 main events** for our Club members at the SSCA North Marina every year, where attendance ranged from 100-200 people. This included **July Independence with Low Country Boil**, **September Labor Day with Blue Crabs**, **November Oyster Roast**, and **December Holiday Special**.



## Boat Club (continued)

The SSBC has steadily grown to be one of the largest Clubs in Dare County, with over 700 family members. Come and join us to meet your neighbors and have a great time along with enjoying some good food.

George Berry, SSBC Commodore, 703-473-0528, [georgeatobx@gmail.com](mailto:georgeatobx@gmail.com)

**EFFECTIVE JANUARY 1, 2024, RICK KOCH WILL TAKE ON THE ROLE OF BOAT CLUB COMMODORE, REPLACING GEORGE BERRY. A HUGE THANKS GO OUT TO GEORGE FOR HIS SERVICE TO THE SOUTHERN SHORES CIVIC ASSOCIATION BOAT CLUB FOR THE PAST SEVERAL YEARS!**

## Racquet Club

[Rick Koch](#) & [Jay Dunlap](#)

### Pickleball Courts Update!

YES! The courts are ALMOST ready for play! Our hope is that the courts will be opened for play by January 1. If you've driven by in the last week or so, the courts look finished -- fencing is up and the nets are installed. HOWEVER, we need to ensure safety at the courts before we can allow use. A town inspection needs to be completed, the locks (with code access) still need to be installed, and the walkway to the courts from the parking lot needs to be installed. While a complete walkway will not be completed before early spring, we are hoping to put something in place at the gates that will minimize tracking dirt and gravel onto our new courts. It will be important that players clean their shoes before going on the courts. In addition, landscaping around the courts will be done in early Spring.

The online court reservation system is ready to implement. Those wishing to sign up to play must use the online reservation system. Information on how to sign up will be sent to Racquet Club members. Effective January 1, you must have joined the SSCA and Racquet Club for 2024 to use the courts.

Pickle Ball players should follow posted guidelines, including the hours of operation and reservation requirements. In addition, NO PARKING signs on Sea Oats and Hillcrest will be posted by the town. Please respect our neighbors and do not park along the road.

A Pickleball Court GRAND OPENING is being planned for early January! Hope to see all our pickle ballers out there! Stay tuned for the day and time of event!

And, finally, THANK YOU to all those volunteers that helped make our pickleball courts a reality! The Ad Hoc Pickleball Committee, chaired by ***Rick Koch and included Carol Noonan, Jim Connors, Trixie White and Dixie Weier*** guided the project from the beginning. (Thank you, Jim, for providing the required drawings for permits at a substantial discount!) Also, thank you to the Tennis Club for welcoming the pickleball players to their club, and agreeing to changing the name of the club to Racquet Club. This amenity is a highly desired addition to our community that will provide recreation to our residents and guests for a long time.

## Communication Requests

Do you have a story, event or announcement that you would like to share with the SSCA Membership?

If so, please email us at: [communications@sscaobx.org](mailto:communications@sscaobx.org).

Once the request has been approved, we will include in one or all of the following:

<b>Quarterly Newsletter:</b>	January, April, July, October
<b>Weekly Email Announcements:</b>	1st of each month to include Event Calendar and Reminders
<b>Monthly Calendar Email:</b>	Sent out Monday with Announcements and Reminders
<b>Weekly Social Media:</b>	Posted each Wednesday on Facebook, Instagram & NextDoor This will include stories, reminders, events, etc.

All requests must include the following information and should be emailed to [communications@sscaobx.org](mailto:communications@sscaobx.org) the Wednesday PRIOR to the first Monday it will be sent. Please do not send to SSCA Office Admin.

1. Subject
2. Recipients

We have the following Email List Categories

- All Active Members
- All Active & GraceMembers
- Boat Club – Primary and Secondary
- Tennis Club
- Lapsed Members
- Additional email lists can be used if needed.

3. Message
4. Beginning Date
  - Announcement sent on Mondays and will repeat until event is completed
5. Deadline of RSVP or Registration, if applicable.
6. Attachments or forms in **PDF format**
7. Flyers or Pictures that should be included.

## SSCA Events and Volunteer Coordinator Update

[Lisa Minerich](#)

### Why do we Volunteer?

Here are some answers from our Southern Shores residents and SSCA volunteers:

- “Volunteering is a great way to meet neighbors!” (From parking monitor volunteer)
- “Always trying to make it better than it already is!” (From earth day clean up volunteer)
- “We like making the community look better.” (From crossover monitor volunteer)
- “It’s a great place to live!” (From music in park attendee)
- “I enjoy helping others!” (From SSVFD volunteer)
- “Giving back feels good!” (From crossover monitor volunteer)
- “Planting beach grass is cool!” (From Anna, a beach grass volunteer)
- “We need to plant beach grass!” (From Ben, a beach grass volunteer)
- “It’s a blessing to live here.” (From an earth day clean up volunteer)
- “I can’t change the world, but I can do my small part.” (From an earth day volunteer)



**SSCA  
Events  
2023**





## Volunteering (continued)

- “I volunteer because I love books and want to share them with others!” (From a Little Free Library volunteer steward)
- “It brings me such joy to give back, beautify and preserve our Southern Shores.” (From crossover monitor and earth day clean up volunteer)
- “Visitors say “Thanks” and remark on how clean our community is while we are working on cross-overs and beach access areas.” (From Properties crew volunteer)

Active participation by volunteers helped in the following 2023 accomplishments:

- Crossover monitoring-25 volunteers, monitor crossovers for cleanliness and safety
- Earth day clean up week-72 volunteers, clean up of parks, marina, pavilion, beach, crossovers, trails and tennis court areas, weeding and mulching, etc
- Sea grass planting-100 volunteers, planted over 1 mile and 100,000 spriggs
- Parking monitor volunteers-20 volunteers, provide monitoring of lots and education about SSCA parking regulations, and wrote citations as needed
- Recycle and Trash cart roll outs and ins-5 volunteers at specific locations
- Welcome Basket Team-10 volunteers, delivery of 35 plus baskets, requesting and gathering of donations, creating baskets and updating system
- Little Free Library stewards-4, new doors built, painting of two, and manage books
- Properties work crew-14 volunteers, crossover management, decon, recon, etc
- Beach volleyball set up and tear down at Hillcrest- 4 volunteers, spring and fall
- Dog station management-2 volunteers for many stations
- Fitness programs- 4 volunteer certified instructors, balance, yoga and meditation classes provided throughout the year at Pitts Center
- Triangle Garden/Dunes of Dare Garden Club -10 volunteers, design and planting of garden, maintenance of garden
- Music In the Park-6 volunteers, 3 concerts at Soundview Park, bocce, smores
- Santa Ride with SSVFD, SSPD, CPOA, TOSS and Martins Point

In addition, there are many residents who take the time and effort to do daily volunteering at the beach, on their street and in the community in various ways.



## Volunteer Appreciation Celebration

Lisa Minerich & Tisa Head



### Volunteer Appreciation Celebration

On October 15, a Volunteer Appreciation event was held at the North Marina to thank our many volunteers for work done in 2023! More than 200 volunteers were invited to the event, which was catered by Stack Em High (Kitty Hawk) and Sweet T's in Duck. Our 2022 Super Volunteers - **Debbie Swick and Joel Newton** - were present to help recognize our 2023 Super Volunteers **Len Schmitz and Jim LeBlanc**. These volunteers were presented with Superman Capes, Recognition Certificates and SSCA flags. In addition, the following comments were made by **Tisa Head** about these two volunteers:

- **Len Schmitz**

Everyone probably knows Len. If you were a volunteer for the Sea Grass Planting (which we had many volunteers come out for) Len is the guy who coordinated that effort, which resulted in about 100,000 sea grass sprigs getting planted all along our beach. In addition to this large effort, Len helped with our Earth Clean Up Week, has done a phenomenal job procuring donations from local merchants for our Welcome Baskets, worked with Joel and his properties crew with demolition and construction work on our crossovers, and he also helped with the pick-up and delivery as well as the planting of our trees at our new Triangle Garden. Whew!

- **Jim LeBlanc**

Jim is who I call our "Harbor Master" at the North Marina and Pavilion. While we have our monitors who sign up for weekly monitoring of our parking lots, Jim takes on the job at the North Marina all year round. We are very lucky that Jim lives right there – the marina is almost part of his yard. He keeps a sharp eye on anything that seems out of order, and will let us know if anything

## Volunteering (continued)

needs to be addressed - from overnight parkers, to boats left along the bulkhead for a day or two, a sinking boat or stinky trash cans! It's comforting to know that we have his eagle eye on things.

If you have had a chance to meet and talk with Jim you will quickly experience his great communication skills and sense of humor. If you drive in there at the North Marina, you may notice him in his orange traffic vest and SSCA cap checking things out. We sometimes get asked by Jim, "When do I get Danger Pay?" Jim is special in that he can calmly manage situations that involve emergencies, or someone who is agitated or belligerent, using his calm, professional approach. Thank goodness, because I know this probably happens more times than we want it to!

Also, the following members were recognized for volunteering on multiple projects throughout the year—***Sharon and John Bianchi, Sue and Tony Bigbee, and Barb and Len Schmitz.*** Thank you to ALL the wonderful volunteers that help make our Southern Shores Community so special!

