

President's Message

Tisa Head

It's hard to believe that summer is officially over, though October brings some pretty weather here on our island! I hope everyone continues to get out to our beaches, marinas, and parks to enjoy it! We all know that Fall can be the best time of year here on our island paradise!

The summer has been busy, with lots of events going on in Southern Shores. We hope you've had a chance to partake in some of them – Music in the Park has seen great turnouts (up to 100 folks have shown up to listen to our own hometown musicians, play bocce ball and enjoy beautiful sunsets), the free weekly Fitness Classes at the Pitts Center has been appreciated by many folks, and the Boat Club events are always popular (oyster roast, crab feast, July 4th events). In addition to all the fun, our volunteers have busy with monitoring our parking lots, repairing and building crossovers, pulling in/out the trashcans at crossovers, parks and marinas, and replenishing the doggy bag stations and our Free Little Libraries. Thank you to all our volunteers that help make our community so special!

Your Board has prepared the 2024 Budget, which will be going out for approval by the membership. We will be sending electronic ballots to the membership no later than September 30, so that results of the vote can be presented at the October General Membership meeting on October 9, 7:00 PM at the Pitts Center. Please be sure that your membership profile information includes an email address. If you do not have an email, you may stop by the office and pick up a ballot.

A copy of the proposed budget is included in this Newsletter ([click here](#)). A few highlights of the 2024 Budget include:

- An increase to the annual dues by \$5.00 (\$70 for residents/ second homeowners, and \$100 for seasonal rental properties

General Membership Mtg.
October 9, 2023
7 PM, Pitt Center
[Link](#) to Agenda

SSCA Office Hours:
 Monday: 10 AM—NOON
 Thursday: 10 AM—NOON

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(including Airbnb, Vacasa, and other online rental properties). This increase is due to the increased cost of labor and materials we have seen over the last couple of years, and the need to use more contractor labor on some projects. These dues are still the best deal in town for all that we get!

- An increase in the Boat Club dues from \$25 to \$30. (No change to the Tennis Club (now Racquet Club).
- Revenue will increase with the increased dues, as well as the additional slips that are being added to the Loblolly Marina this Fall.
- Expenses have increased due to the cost of labor and materials.
- The budget, as planned, will generate approximately \$50,000 to put into reserves for large future maintenance projects, storm damage, or other expenses not planned for in the operational budget.

Invoices for 2024 Membership will be going out in mid-October. This year, if you are currently a slip renter, the invoice for your 2024 rental fee will be included with your SSCA Membership and Boat Club invoice. We request that you pay your invoice and resign the Rental Agreement by year-end. If you do not wish to keep your slip in 2024, please let us know as soon as possible, as we do have a wait list for both wet and dry slips!

Finally, the nominating committee has been recruiting volunteers to serve on the 2024 SSCA Board. The slate of nominees will be sent out in November. The SSCA is looking for people willing to serve on the Board. If you are interested, please contact the SSCA office. Without volunteers, we would not be able to accomplish all that is done for our community!

Tisa Head

SSCA President

Treasurer Report

Ernie Dash

At this time each year, we are financially on a dual track: closing out our 2023 budget while developing our 2024 budget. The President's Message above outlines our proposed 2024 budget and the plans going forward for next year. Every year, the success of our financial planning and execution is built in, a large part, by active SSCA membership (dues paying) and volunteer support provided for our projects and activities. **Thank You!**

Our 2023 financial year continues on a successful path to fund all our remaining commitments as well as to add funds to our Reserve Accounts to cover future planned and unplanned expenses. **Thank You – Again!**

Another Financial Success: When we recently advertised for volunteers to stand-up an SSCA Audit Committee (AC) to conduct an audit of our 2022 financial records, the response was immediate. We now have four talented, enthusiastic, and committed AC members. They quickly began their work, and are on target to complete the audit by mid-October. **Another – Thank You!**

Proposed 2024 Budget

Your SSCA Board has prepared a proposed 2024 Budget, which will need to be approved by the membership. In the past, the budget was approved at the October General Membership Meeting. With Bylaw changes, we are now able to do electronic voting. This allows more members to participate in the voting process, as in the past the General Membership meeting had very low attendance (barely meeting the quorum threshold). The 2024 Budget highlights include:

Revenue

- Total revenue projected for 2024 is \$331,279, an increase of \$32,444 over 2023 budgeted revenue (not including reserves that were projected to be used in 2023 for marina and pickleball projects).
- An increase in SSCA Membership Dues by \$5. For residents and second homeowners the membership dues will be \$70, and for seasonal rental properties (including Arbnb, Vacasa, and other online rental companies) the fee will be \$ 100. The dues increase helps to offset the increased cost of materials and labor, and ensures we have funds to continue to maintain SSCA properties and reserve funds for future large maintenance projects.
- The Boat Club Board is also recommending a \$5 increase in Boat Dues. No dues increase is being recommended for the Tennis/Racquet Club dues.

Expenses

- Total expenses projected (not including capital fund reserves) is \$283,337. This leaves \$47,942 to be allocated to Capital Funds Reserves.
- Property construction and maintenance expenses increase by \$6,000, reflecting the increase in materials and labor.
- Mowing expenses increase by \$7,000, due to contractor increases.
- Utilities increase by \$9,775 due to the vendor cost for porta-john service almost doubling for 2024.
- Expenses for proposed special projects, to be funded from operating income, is \$40,520, compared to 2023 special projects (from operating income) of \$30,000.

Capital Funds Reserves

- Projected Capital Funds Reserves for 2024 is \$47,942, compared to 2023 projected budget for Capital Funds Reserves of \$41,866.
- To view the Proposed 2024 Budget, [click here](#).

Please cast your vote to pass the Proposed 2024 Budget when you receive your ballot by separate email.

Bylaw Changes

BYLAW CHANGES APPROVED AT JULY 10 2023 GENERAL MEMBERSHIP MEETING

At the July General Membership Meeting, changes to the Bylaws were approved by the membership. These changes included:

Housekeeping and Clarification of Existing Practices (Six Changes):

Section 3-3. In addition to no refunds of dues, the SSCA does not prorate dues, regardless of when membership is terminated.

Section 3-4.7. Clarifies membership is based on *property* in Southern Shores.

Section 5-4.1. Clarifies that electronic voting eliminates the need for absentee ballots.

Section 6-5. Clarifies that the SSCA may hire a bookkeeper to perform accounting tasks, under the supervision of the Treasurer

Section 7-1.5. Clarifies the responsibilities of Membership Director

Section 7-1.7. Clarifies the responsibilities of the Properties Director

Changes to Existing Bylaws (Six Changes)

Section 3-4.1. Proposed change to the number of General Membership meetings held from four (4) to two (2) per year. With electronic communications and voting, it is not necessary to have in-person meetings. The use of electronic communications and voting allows for more member participation. Very few members attend the General Membership Meeting.

Section 4-1. Proposed change to current Director term limits from two years, with five new terms beginning in even number years and four beginning in odd number years. The proposed change is to have three (3) three-year terms, with 3 new terms beginning every year. Allows for better continuity of leadership and ability to develop expertise in position.

Section 4-1. Proposed change to conflict of interest decision for Town of Southern Shores Council or employee from serving on the SSCA Board. The SSCA Board recommends that no currently serving Town Council member or Town employee can serve on the SSCA Board, due to the potential for conflict of interest.

Properties

Joel Newton

Although most of our members probably don't use the busy 96A Ocean Blvd/Chicahauk beach access, we want to make you aware of a huge improvement there . . . our recently completed construction of a ramp system from the viewing deck to the beach. This project was made possible by a \$25,000 grant from the Dare County Tourism Board.

While the project's basic ramp and stair construction was done by a contractor, the total cost of the project came in just in just under \$29,000 because of the more than 300 volunteer work hours! Subsequently, the Chicahauk Property Owners Association funded the widening of two ramp sections on the west side of the viewing deck to provide passing lanes for this long ramp.

Both the passing lanes and the ramp - stair construction from the viewing deck to the beach have been very well received by beach goers.

Looking ahead, we hope to replace the 36A Ocean Blvd crossover this fall, and the 10th Ave. crossover early in 2024, followed by the west side ramp of the 132A crossover.

Thank you to all our volunteers that make these improvements possible!

Triangle Park Beautification

Tisa Head



SSCA volunteers installing new plants are Bill Ferretti, Muzz Wilton-Jones and Len Schmitz (behind the tree!)

You may have noticed some changes at the Triangle Park corner in the last few months (where the cell tower is located). The Town of Southern Shores installed a new sign, "Welcome to Southern Shores, A Community of Volunteers" (though the sign had to be temporarily removed temporarily for repairs). In addition, volunteers from the local Dunes of Dare Garden Club have developed a landscaping plan and have been busy installing new trees, grasses and other plants around the sign. Plants that are being installed are native to our area, drought tolerant and attractive to pol-

linators. A huge THANK YOU goes out to those volunteers that contributed their time and energy to make this a more attractive spot in our community!



SSCA Volunteer Joel Newton and Dunes of Dare Garden Club (& SSCA members) Shelley Tarleton and Dona Fiedler.

Westside Parks and Marinas

Rick Koch

The summer season is coming to a close and the tourists are no longer such a big factor in our daily lives. Facilities are being repaired and modified, and plans are being formulated to make them even better for our members. As we evaluate the westside parks and marinas, the two areas that need the most attention are Sea Oats Park and N Marina.

At Sea Oats Park, the basketball goal at the court has been replaced after repairs to the frame were finally completed. This took much longer to complete than anticipated but we now have two basketball goals again on the court. The replacement of the seesaw is ongoing; the high cost of playground equipment has been a major factor in the lack of a replacement. A new commemorative plaque has been added to one of the benches in the park. The pickleball courts are paved and will need to cure for thirty days, then the painting can begin. While curing, the fence and net post supports will be installed. It is anticipated that the courts will be open for play by the end October. Policy and procedures for scheduling and play will be coming out in a separate correspondence.



Pickleball Courts - Paving completed!

The North Marina is in constant use. So, to not be disruptive, most of the work effort at the marina will be done during the fall and into the spring. Safety and security are the two areas where planning and discussion are focused. Walkway lights and additional fire extinguishers will be added for safety. Due to the increase in vandalism, a security system is being discussed. Walkway repair is planned for next year and repaving of the boat ramp is necessary due to its condition. In addition, five new slips will be installed at the Loblolly Marina during the Fall. With a wait list for slips, these will be welcomed!



CONTRIBUTIONS NEEDED!!



The SSCA budget includes member contributions as part of financing the Pickleball Courts. Please consider making a contribution to your SSCA that can be used to build the pickleball courts. To date, more that \$10,000 in contributions have been received.

Slip Rentals & Membership

Mike Guarracino

Slip Rentals

As many of our members know, we currently have a waiting for wet/dry slips, and kayak racks. Your our SSCA would be extremely grateful if all members currently renting these slips and kayak racks please pay their membership and slip rental fees by December 31 2023. If you have decided not to renew for 2024, please let us know as soon as possible. We have also made the renewal process much easier by allowing for online renewal and payment. Please Note: No rental agreement can be processed without a paid 2024 SSCA and Boat Club membership.

To meet that demand of the waiting list, your SSCA is working to add the additional wet slips at the Loblolly Marina and dry slips at the North Marina by November of this year. We are continuing to investigate adding additional kayak racks before the next season. While these slips and kayak racks will not get rid of our wait list, it will provide more slips to reduce the waiting list. Again, thank you for being an SSCA and Boat Club member and for renting one of the marina slips.

As noted in the last newsletter the channel leading into the sound is still navigable. However, the northwest winds have caused a shift in the underlaying sands creating shallow areas in the channel. To mitigate this issue the SSCA is working closely with the Town of Southern Shores, Martins Point HOA, and USCG auxiliary. We have applied for CAMA approval to move channel makers, providing better navigable water. The process is lengthy, and we hope to have the CAMA approved in the next 5 months.

Membership

As of Sept 11, 2023, there are 1892 paid members in the SSCA.

All SSCA properties are private property and owned by all members of the SSCA. These properties include the North, South and Loblolly marinas, the North Marina pavilion, the thirty-four beach crossovers, Hillcrest Tennis Courts, Sea Oats and Soundview Parks, and the Sunset and Kingfisher Overlooks and, our latest addition, a pickleball court at Sea Oats Park. Membership dues help to support the maintenance and improvements of all these amenities. Membership is voluntary, but it is so vital to our community. If you know of any neighbor or friend who is not a member, we ask that you encourage them to join.

Please remember that renewal in the SSCA is due by **December 31, 2023 for the 2024 season** and can be done online, mail, or in person at the SSCA Office. Please check online for Office Hours.

If you have any questions or concerns, please feel free to contact the [SSCA office](#).

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 have finalized our October Oyster Roast Event Planning and are expecting around 200 attendees that will enjoy, our wonderful Oysters together with our very popular brats & burgers. We will be having SSBC hats, tee shirts & popular hoodies for sale at both GAMS & Main Events.

Planning Note: Even though we get a lot of people at our Events, folks are walking, biking & car pooling to the Events since we have limited handicapped parking.

We call our Educational Speakers Presentations, GAMs, a New England term referring to sharing of information. The Duck Wood Country Club has restarted their Warm Breakfast Buffet, with the SSBC subsidized cost of only \$12 per SSBC members. A real Bargain! Great socializing and catching up with our neighbors are all part of the GAM process. Some of the previous topics from past members include: Wicked Tuna, OBX Captains, Mid-Currituck Bridge Engineers, The Rum Guys, Dare EMS, Master Gardener, Berlin Air Lift, Identity Theft, Bee Keepers, TOSS Town Manager, Oregon Inlet Update. Nags Head Woods Preserver, Found Lost Colony, Elizabeth II, Dare Special Olympics, etc.

Our 2023 SSBC Member GAM Breakfast Schedule (2nd Thursday of the month)

9/14/23: **NC National Guard**

10/12/23: **Pirates & Lost Colony Found (reprise)**

**4th July &
Labor Day
Fun
July GAMS**



The SSBC will host (5) main events for our Club members at the SSCA North Marina every year. Attendance ranges from 100-200 people. Below is the current SSBC Remaining Events schedule for 2023:

- 10/07/23 **October Kids Crab Tournament, Pre-Teen & Teen Cash Prizes**
- 11/18/23 **November Oyster Roast Event**
- 12/16/23 **Christmas Event Special**

Come and join us to meet your neighbors and have a great time along with eating some good food. 2023 Membership through the SSCA is only \$25 per family is the best bargain on the beach.

Contact George Berry, SSBC Commodore, 703-473-0528, georgeatobx@gmail.com

2ND ANNUAL...SSBC

**KIDS CRAB
TOURNAMENT**

OCTOBER 7, 2023

8-9 AM - REGISTRATION
9 AM - 12 PM - TOURNAMENT
12-1 PM - LUNCH & AWARDS

QUESTIONS?
**Contact: Eric Howard, SSBC Tournament
Coordinator, 703-851-4313**

**SOUTHERN SHORES
NORTH MARINA**

KIDS AGES 8-18 YEARS OLD

CASH PRIZES!!



Summer Volunteering Highlights

Lisa Minerich



Seems everyone had a busy summer, but especially SSCA volunteers!

Parking monitors did daily checks of lots throughout Southern Shores, even in the heat. These rounds are made to ensure all vehicles have SSCA resident decals or guest passes. This allows for all SSCA members to have access to parking in our community lots. Hillcrest Beach access lot was expanded with a gravel section. This really helped with the additional parking spaces needed. North Marina was also very busy throughout the summer. Anyone using the launch or parking a trailer is required to have a SSCA decal or guest pass with the boat symbol on it denoting boat club membership. We issued a total of 302 citations throughout the summer. Thank you to the 19 volunteers that showed dedication to educating and monitoring our parking areas this season! A special “Thank You” goes to **Jim LeBlanc**. We appreciate you!

Free weekly summer fitness classes were offered to SSCA members and took place at the Pitts Center. Thank you to TOSS for offering this space to keep us cool and comfortable while exercising. We had a small turnout for this free weekly program but for those who attended meditation, yoga, and balance classes it was well received! Thank you to **Diane Mauceri, Mary Bollwage and Lisa Minerich**, our certified instructors who volunteered their time and effort in providing these classes for our community all summer long!

Speaking of fitness...The **Coplan Family** volunteered set up of our beach volley ball net at the beginning of the summer at Hillcrest beach access. Lots of games were played throughout the summer. The net and lines are safely stored again thanks to **Trixie White, Joel Newton and Dave Coplan** who made it happen right before Idalia rolled in.

Music In the Park was a big hit this summer with three planned live concerts held at Soundview Park. Approximately 100 residents and guests attended each concert to enjoy music, S’mores, Bocce ball, and our

great sunset views. Standing ovations go to **Chris Toolan, Maslin Seal, Tom Keating and Scott Sechman**. These singers, musicians and song writers are extremely talented and live right here in Southern Shores. Huge thanks go to the "Concert Roadie Crew Team" of **Tara and Jef LaFrance, June and Dale Rust, Debbie and John Swick, Gail and Ralph Sitterson, Tisa and John Head, Tony and Sue Bigbee and Lloyd Minerich**.

Ocean Rescue Lifeguards were out in force this summer. 38 ocean rescue guards received big kudos by way of homemade cookie bags with grandkid created cards at the end of prime season. We say "Thank You" for keeping us safe. You are true lifesavers! Thank you to **Barb Schmitz**, Baker extraordinaire, who baked 300 cookies! Thank you to **Alexa, Laila, Amina and Noor** who created the 38 thank you cards.

The Welcome Basket Project group is being reactivated now that the roads are clear! We are collecting donations and resource info from local businesses to create welcome baskets for delivery to newly moved in, full time residents in Southern Shores.

Summer may be winding down but stay tuned for many volunteering projects and fun activities coming up such as fall/winter sea grass planting and the Santa Ride on Dec 16.

Volunteers are truly appreciated! Thank you!

SSCA Racquet Club News (formerly Tennis Club)

Jay Dunlap

Two events planned for September were the Fall Tennis Meeting and Social on September 23 at the Hillcrest Tennis Courts, and, on the same day, the Kids Fun day. Hopefully, if you were able to attend either of the events, you enjoyed them!

We had several items on the agenda at the Fall Social that impact more than just tennis play:

1. Pickleball is coming soon to Sea Oats Park! Construction is proceeding and it will not be long before we will be able to play pickleball on these dedicated courts. The SSCA Board proposed, and the Tennis Board agreed, to expand the SSCA Tennis Club to include pickleball. This is an exciting change since, for a \$25 annual fee, the Racquet Club members will be able to play tennis at Hillcrest and pickleball at Sea Oats. The Tennis Club has been renamed Racquet Club and will have one Board to oversee both facilities. Stay tune for more information on this new initiative.
2. Voting to elect new members to serve on the Racquet Club Board. Nominees were identified for each position, and nominee's accepted nominations at the Fall Meeting. Stay tune for information on the new Board!
3. Review of 2024 budget.
4. Update on tennis court maintenance activity.
5. Planning for a Winter Social at Pine Island and a Spring Social at Hillcrest Tennis Courts, and fingers crossed, at Sea Oats Park Pickle Ball Courts.

Cooler weather is coming. A few reminders:

- Please use the sign-up sheets located just inside the tennis courts fence to reserve space. Even if the tourists are gone, be respectful of others by signing up for one hour if playing singles or one & a half hours, if doubles. ***You may reserve a court up to three times per week.***

We have three organized tennis groups looking for members.

- Wednesday Mixed Doubles meets at 5pm (for now).
- Friday Women's Doubles meets at 8am.
- Saturday Men's Doubles meets at 8:30am.

Hope to see you at the courts. Please contact me at tennis@sscaobx.org for more information

Chicahawk Crossover Upgrade

Tisa Head



Final inspection! Joel Newton (SSCA Volunteer) and Diane Bognich, Tourism Board Director of Administration.

A big 2023 project was the upgrade to the Chicahawk Crossover, making it a beach accessible crossover for our residents and visitors. With the help of a \$25,000 grant from the Dare County Tourism Board, and the hard work of many SSCA volunteers ***Ron Nelson, Bruce Bentley, John Bianchi, Bob Trumbull, Michael Staley, Debbie and John Swick, Joel Newton, Len Schmitz and John Johnson*** the project was completed early in the summer so it was available for use during the season. A big THANK YOU goes out to the Tourism Board and to those SSCA volunteers that put in their time and muscle to get this project done – under budget and in time for use during the summer! The compliments for this project have been numerous!

In addition to the ramp improvements, the Chicahawk Homeowners Association contributed funds to widen portions of the walkway leading to the crossover – making it easier for people to pass each other (with their wagons and beach gear) while walking the long walkway to the crossover. Thank you to the Chicahawk HOA for their contribution to making this crossover even more accessible and to volunteers ***Joel Newton, John Bianchi, and Bob Trumbull.***

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.

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

Quarterly Newsletter:	January, April, July, October
Weekly Email Announcements:	1st of each month to include Event Calendar and Reminders
Monthly Calendar Email:	Sent out Monday with Announcements and Reminders
Weekly Social Media:	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 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.