

SSCA BOARD OF DIRECTORS

December 11, 2021

Jeff Johnson, President, called the meeting to order at 9:04am. Meeting held at Pitt Center. Board Members in attendance: Jeff Johnson, Joel Newton, Randy Grimes, Ernie Dash, Jim Kelleher, Emily Gould, Bob Bucalik and Tisa Head.

Agenda: Agenda distributed earlier by Jeff Johnson. *Motion made by Randy to approve the Agenda; seconded by Emily and unanimously approved.*

Minutes: The Minutes from the November 9 Board Meeting were previously emailed to Board Members by Tisa Head for comments/corrections. *Motion made to approve minutes made by Jeff and seconded by Emily. The minutes were unanimously approved.*

Member Comments:

- None

Remarks from Boat Club: Jeff

- None

Remarks from Tennis Club: - Jim

- None

Membership/Slip Rentals: Randy Grimes –

- 600 renewals so far. About 1/3 of budget.
- In January, we will begin sending reminders to those who have not renewed.
- Boat Slips – December 15th deadline. Receiving comments from members, which is a good sign.

Secretary: Tisa –

- No report.

Treasurer's Report: Ernie –

P & L Highlights: Comparing 2021 - 2020 Status

Key Items	2021 (YTD)	2020 (YTD)	2021 Budget	2020 Final	2021 Remarks
Income					
Dues/Fees	\$218,440	\$181,436	\$193,300	\$181,436	Nov: No New Dues/Fees
Other	73,696	50,785	53,540	56,074	Nov: BC/\$2664 + Cell Tower/\$2330
Total:	\$292,136	\$232,221	\$246,840	\$237,510	EOY: + \$7,300 Cell Tower
Expenses					
Payroll	\$19,150	\$15,417	\$17,400	\$17,009	EOY ~ \$3.8 Over Budget
Website	10,387	8,175	7,900	8,229	2021 Low Budget
Total:	\$29,537	\$23,592	\$25,300	\$25,238	
Property Maint	\$42,364	\$51,709	\$50,600	\$58,379	EOY Projects: ~\$3K Spent
Special Projects	13,282	27,457	54,700	35,601	EOY Projects: No Nov Expenses
Total:	\$55,646	\$79,166	\$105,300	\$93,980	
All Expenses					
Total:	\$166,087	\$162,422	\$246,840	\$166,680	
Net Income	\$126,048	\$69,799	\$0	\$70,830	

Bottomline: Overall financial status continues **VERY STRONG**.

Nov Balance Sheet:

- Checking (Operating Funds): \$490,664.18– includes Rollover/Mature CDs
- Checking/Savings Total: \$599,033.72

Nov P&L:

- Total Dues & Fees: No Nov increase
 - 2022 Pre-Paid: See Balance Sheet (\$35,080); Only \$3100 at this point last year.
- Cell Tower Payment: \$2300 in Nov. Expect \$7300 in Dec.

2021 EOY Spend Plan Projection: See Page 2

Key Nov Activities:

- 2022 Budget: Responses to Inquires. Members voted overwhelming approval-!!
- 2020 Audit - More inputs. Jenny responding promptly.
- 2022 Property Maintenance Contract: Working details with Joel & Bob
 - Adding Hourly Rate for “Dump Trips / Trimming Task / Other”
- Home Depot Credit Cards: New cards distributed.
- Closed the SSCA Office Petty Cash Fund: Pay by Check or Credit Card.
- MemberClicks Training: Two days (15/16 Dec) from 11:00am – 4pm; up to 5 people.

Plans Ahead:

- Cell Tower Contract: Back to 40 Years. Perpetual Lease offer reduced to \$675K from \$2.3M
 - With 3% compound annual lease increase, SSCA will realize \$1.8M over 40 years.
- SSCA Financial Policies & Procedures: Target updated done by year’s end for new Board.

- SSCA Town Bank Funds: Distribute after new Board in place.
- Pond Maintenance: Still on my ToDo list.

2021 EOY Spend Plan Projection – Updated to Reflect Dec Revenue/Expense & Budget Expense Impact:

Key Line Items highlighted for discussion. Note that the initial Budget Impact focused on the bottom-line impact on Net Income and resulted in overspending the approved Expense Budget. The Updated Budget Impact reflects the impact on both the Approved Expense Budget and the resulting Net Income.

2021 Expense Budget Impact		2021 Expense Budget Impact - Updated	
Revenue Projections (Nov-Dec)		Revenue Projections (Dec)	
Net Income @ 31 Oct	\$132,312	Net Income @ 30 Nov	\$126,048
Cell Tower (Nov-Dec)	\$13,500	Cell Tower (Dec)	\$7,300
Total:	\$145,812	Total:	\$133,348
Expense Projections (Nov-Dec)		Expense Projections (Dec)	
Total Expenses @ 31 Oct	\$154,695	Total Expenses @ 30 Nov	\$166,087
Budget Line Items		Budget Line Items	
Legal	\$3,000	Legal - None Projected	\$0
Adm - Includes \$8.9K-Audit	\$19,400	Adm - Includes \$8.9K-Audit	\$11,300
BC / SSCA Events	\$4,025	BC Event + Clothing	\$5,500
Property/Grounds (Loblolly)	\$4,515	Property/Grounds (Loblolly)-??	\$4,515
Utilities	\$2,000	Utilities	\$1,200
Comm	\$2,000	Comm	\$1,000
Other/Misc	\$15,000	Other/Misc	\$12,000
SubTotal:	\$49,940	SubTotal:	\$35,515
2021 EOY Budget Projects		2021 EOY Budget Projects	
Tennis - Elec Upgrade + COL	\$4,420	Tennis - Elec Upgrade - Dec Exp	\$4,420
Work Boat Repairs	\$5,000	Work Boat Repairs - Yard Sale	\$0
Utility Traylor + Reg/Lic	\$1,146	Utility Traylor + Reg/Lic - Done	\$0
SubTotal:	\$10,566	SubTotal:	\$4,420
2021 Add-On Projects		2021 Add-On Projects	
Kingfisher Pier + Permits	\$11,700	Kingfisher Pier (PrePaid-\$2k)	\$9,700
Tennis - Driveway Fix	\$3,571	Tennis - Driveway Fix	\$3,571
Soundview Driveway Fix	\$6,990	Soundview Driveway Fix	\$10,971
Hillcrest	\$6,000	Hillcrest	\$3,271
Sunshield	\$2,000	Sunshield	\$0
Retaining Wall	\$4,000	Retaining Wall	\$3,271
Replace 120A Ramp	\$1,200	Replace 120A Ramp-??	\$1,200
Tree Removal (Fern/Cypress)	\$2,100	Tree Removal (Fern/Cypress)-??	\$2,250
Kayak Racks	\$3,500	Kayak Racks - Buy Materials-??	\$3,500
SubTotal:	\$35,061	SubTotal:	\$34,463
Total Nov-Dec Expenses:	\$95,567	Total Dec Expenses:	\$74,398
Total EOY Expenses:	\$250,262	Total EOY Expenses:	\$240,485
2021 Expense Budget:	\$246,840	2021 Expense Budget:	\$246,840
Net Projected Expenses:	(\$3,422)	Net Projected Expenses:	\$6,355
Net Projected Income:	\$50,245	Net Projected Income:	\$58,950

Communications/Website: Jeff

- Working on December Newsletter. If anyone has comments, send to Jeff by email.
- Will give Diedre a heads up to do formatting the Newsletter.

Long Range Planning/Bylaws: Jim Kelleher –

- Objective now is to figure out where we are based on the Reserve Study. Will probably not be ready for discussion until February/March Board meeting.

Volunteer & Social Coordinator: Emily –

- Working on flier for Christmas Decorations contest.
- Have 19 who have signed up for contest
- Email will be sent out with flier and maps and rules.
- Voting via website. Viewing through December 27, voting through December 28.

Beautification/Marina Maintenance: Bob Baculik –

- Bought lumber for south marina. Hopefully, project will begin in a couple of weeks. Will schedule volunteers once we have the plan.

ARB – Bob

325 DUCK ROAD	KEVIN & ELIZABETH WHITEHEAD	MK CONTRACTORS LLC	NEW SFH
256 SEA OATS	CAROL ALFANO/CHERYL GASPER	TIM CHAMBERS - TECHCON	ADD CARPORT

(256 Sea Oats was denied back in May due to separate structure restriction. ARB worked with owner to bring plan into compliance.)

Properties: Joel

- CAMA permit coming on Monday for Kingfisher. Contractor will finish by end of year.
- Contractor will start work on driveway at Soundview next week. Tennis courts will be done afterward.
- North Marina tree trimming is completed.
- Contractor has picked up logs at Loblolly and North Marina.
- Posts at Hillcrest will be put in by contractor next week.

Old Business:

- Clarification on SSCA property reservation procedure – Not going to revise forms at this time. Discussion that groups of less than 25 can also reserve pavilion, and put up reserve sign. SSCA will provide “Reserved for Private Event” sign for those groups who reserve. It does NOT allow for exclusive use of parks, though.
- Dog Park follow up – Someone will let Town know that SSCA is not interested in pursuing dog park if they get a request.

New Business

- New SSCA email addresses. Personal emails will not be provided on website. Emails will be created for Board members that can be directed to personal emails.

- Directive to ARB on interpretation of Soundview/Kingfisher covenants (re ARB policy change to have all denials pre-approved by SSCA Board) - The ARB requested more specific direction from the SSCA. Jeff suggested a procedure change that any denial letter that is to go out, should be provided to the SSCA Board for informational purposes. After discussion, the Board agreed that the ARB can provide a copy of denial letter to SSCA for information only. The SSCA will not approve denial, or delay sending of the denial letter.
- Format and agenda for January 10 members' meeting; notice to membership - Motion made by Emily to NOT do a General Membership meeting in January due to the continued increase in COVID numbers. Board elections will be done electronically (as it was done in January 2021). Motion seconded by Tisa, and unanimously passed. Notice will include email address for Board if anyone has questions or comments. The Board will make a decision about next General Membership meeting at a future SSCA board meeting.
- Sale of workboat – moving forward, along with the abandoned canoe and kayak. Bob proposed putting on NextDoor as well as an SSCA email blast. Bob made motion to sell boat for \$1,000 for workboat and the Canoe for \$100, Emily seconded, and was unanimously approved.

Adjournment – Emily motioned for adjournment; Tisa seconded. Meeting Adjourned at 10:50am.

Next Board Meeting – Saturday, January 8, 2022, at Pitt Center, weather permitting. Emily will most likely not be at January meeting.

Respectfully submitted,

Tisa Head, Secretary