

## SSCA BOARD OF DIRECTORS

**November 13, 2021**

Jeff Johnson, President, called the meeting to order at 9:05am. Meeting held at Pitt Center. Board Members in attendance: Jeff Johnson, Joel Newton, Randy Grimes, Jim Kelleher, Bob Bucalik and Tisa Head. Emily, attended by zoom. Ernie, excused absence. Quorum confirmed.

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

**Minutes:** The Minutes from the October 11 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

- Had kids event last month – 11 kids attended. Thanks to Marty and Mary Beth Barnett for organizing this event.
- Annual meeting, elected 3 new Board members: Susie Rich, Jay Dunlap, and Ron Allen
- Dedicated bench to Paul Kapinos

**Closed Session:** Board went to Closed Session to discuss ARB Denial. Upon Board return from Closed Session, Jeff made a motion to approve ARB request for Huddlers construction. With Bob Baculik abstaining, the Board (with quorum of 6) unanimously approved allowing construction at 17 Soundview to continue (based upon an engineer's sealed letter certifying compliance with the applicable covenant and new information from the original developer regarding the intent of the covenant). The SSCA Board recommends that the ARB look to this determination as guidance on any future review and application of the same covenants.

### **Membership/Slip Rentals:** Randy Grimes –

- Received 400 renewals already.
- Working on Slip packages to mail out. Need to work on making this process easier in future.

### **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	\$181,411	\$193,300	\$181,436	Revenue ++ in All Categories
Other	68,567	48,206	53,540	56,074	\$11.9K(Int)+\$10.8K(Cntrib)+\$8.6(BC)
Total:	\$287,007	\$229,617	\$246,840	\$237,510	+ \$13.5 Cell Tower by EOY
Expenses					
Payroll	\$15,952	\$14,350	\$17,400	\$17,009	New Hire - EOY ~ \$3.5 Over Budget
Website	9,623	7,892	7,900	8,229	2021 Low Budget
Total:	\$25,575	\$22,242	\$25,300	\$25,238	
Property Maint	\$39,527	\$51,709	\$50,600	\$58,379	\$20K – Marina Unspent
Special Projects	13,282	27,457	54,700	35,601	\$35K – NM Brkwtr Unspent
Total:	\$52,809	\$79,166	\$105,300	\$93,980	
All Expenses: Total:	\$154,695	\$143,165	\$246,840	\$166,680	
Net Income	\$132,312	\$89,253.00	\$0	\$70,830	

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

**Sep Balance Sheet:**

- Checking (Operating Funds): \$460,716.60– includes Rollover/Mature CDs
- Checking/Savings Total: \$579,809.81

**Sep P&L:**

- Boat Club Expense is over budget (\$5,116.22). That does not consider, however, the BC revenue from GAM/Event Fees & Clothing Sales (\$9,141.82). Thus, they have a balance (\$4025.60) to cover 2 GAMS + Oyster Roast Event & maybe Christmas Event which they wanted to be a No Fee event
- We (SSCA) did not support a joint Christmas Event. A joint 2022 Spring event is still a consideration (maybe Cinco De Mayo).

**2021 EOY Spend Plan Projection:** See Page 2

**Key Oct Activities:**

- 2022 Budgets Published-Responded to Inquiries
- 2020 Auditor inputs. Expense will exceed 2021 Budget (~\$2000).
  - 2020 SSCA Tax Return (Form 990) Filed – Met 15 Nov deadline
- Coordinating Contract details for Property Maintenance bids.

**Plans Ahead:**

- Sort out Credit Card accounts (Town Bank & Home Depot).
  - Home Depot credit cards cancelled due to lost card – Need to re-establish the account.

- New (replacement) Town Bank cards have been received. Need to issue & change account authority.
- Update SSCA Financial Policies & Procedures: Will be done by year's end.
- Pond Maintenance: Still on my To Do list.

**2021 EOY Spend Plan Projection – Highlighted Line Items Updated to reflect Nov-Dec Revenue/Expense:**

Initial Revenue Projections	
Net Income @ 31 Aug	\$153,200
Cell Tower	\$14,000
Total:	\$167,200
Expense Projections (Oct-Dec)	
Budget Line Items	
Legal	\$3,000
Adm - Includes \$8K-Audit	\$21,000
BC / SSCA Events	\$7,000
Property/Grounds	\$8,000
Utilities	\$5,000
Comm	\$7,000
Other/Misc	\$15,000
SubTotal:	\$66,000
2021 EOY Budget Projects	
Tennis - Elec Upgrade	\$4,000
Work Boat Repairs	\$5,000
Utility Trailor	\$800
SubTotal:	\$9,800
2021 Add-On Projects	
Kingfisher Pier	\$10,115
Tennis - Concrete Fix	\$3,000
Soundview Parking Lot	\$3,000
Hillcrest	\$6,000
Sunshield	\$2,000
Retaining Wall	\$4,000
Kayak Racks	\$3,500
SubTotal:	\$25,615
Total Expenses:	\$101,415
Net Projected Income:	\$65,785

Updated Revenue Projections	
Net Income @ 31 Oct	\$132,312
Cell Tower	\$13,500
Total:	\$145,812
Expense Projections (Nov-Dec)	
Budget Line Items	
Legal	\$3,000
Adm - Includes \$8.9K-Audit	\$19,400
BC / SSCA Events	\$4,025
Property/Grounds (Loblolly)	\$4,515
Utilities	\$2,000
Comm	\$2,000
Other/Misc	\$15,000
SubTotal:	\$45,940
2021 EOY Budget Projects	
Tennis - Elec Upgrade + COL	\$4,420
Work Boat Repairs	\$5,000
Utility Trailor + Reg/Lic	\$1,146
SubTotal:	\$10,566
2021 Add-On Projects	
Kingfisher Pier + Permits	\$11,700
Tennis - Concrete Fix	\$3,571
Soundview Parking Lot	\$6,990
Hillcrest	\$6,000
Sunshield	\$2,000
Retaining Wall	\$4,000
Replace 120A Ramp	\$1,200
Tree Removal (Fern/Cypress)	\$2100
Kayak Racks	\$3,500
SubTotal:	\$35,061
Total Expenses:	\$95,567
Net Projected Income:	\$50,245

**Communications/Website:** Jeff

- No report

**Long Range Planning/Bylaws:** Jim Kelleher –

- No report

**Volunteer & Social Coordinator:** Emily –

- Working on Holiday Decoration Contest. 38 participated last year. Will limit to 40 this year.

**Beautification/Marina Maintenance:** Bob Baculik –

- Focus on Loblolly. Most work is completed.
- Working on getting rid of work boat/trailer.
- Tisa offered use of their pontoon boat, in exchange for free slip for year. John will drive the boat when needed.

**ARB - Bob**

ARB Report - October Activity						
Project Address	Owner Name	Contractor	Work Description	Date ARB App Rcvd	Disposition	Notes
166 DOGWOOD TRL	TED & AMANDA STEINMANN	ALBEMARLE CONTRACTORS INC	NEW SFH	10/1/21	APPROVED 10/12	
15 OCEANVIEW LOOP	CHARLES CALABRESE	THE DESIGN LAB 7 INC	REMODEL/ADD POOL	10/3/21	APPRVED10/12	
97 OSPREY LANE	MARK & CHRISTINE MUELLER	MUELLER BUILDERS	REMODEL/POOL/DECK	10/2/21	APPROVED 10/12	
2 KINGFISHER TRAIL	JOHN & NANCY KELLY	PREMIERE CONTRACTING INC	NEW SFH	10/12/21	DENIED 10/26	2nd floor sqft restriction
3 SANDFIDDLER CT	MARK & MAUREEN EDSALL	TBD	ADDITION/REMODEL	10/20/21	APPROVED 10/26	
313 HILLCREST DR	ALEX & LAURA WOLCOTT	COSTAL NC HOLDINGS	NEW SFH	10/25/21	APPROVED 10/26	

- Updated procedures for filing for ARB approval, along with instruction on how to appeal a denial.
- Suggestion that we ask TOSS to coordinate requests for permits with ARB before issuing permits.

**Properties:** Joel

- Kayak racks won't get done this year. Suggestion to use funds in this year's budget to remove trees that have not been removed by Ben.
- Trees are out of canal and Cypress and Fern
- Redid the ramp on 120A.
- Storm did not cause any problems, actually brought in more sand.
- Volleyball court still looks good.

**Old Business:**

- Jeff is working on Newsletter Part 2. Send him any input that you may have.

#### Ginguite Channel – (Tisa)

- Went out on boat with Keith Bernstein and Tim Baker (VP Martin's Point HOA) to check depth of channel out to sound. While there is a shallow spot about half way out, and there appears to be some deeper water to the south of markers (ones further out), the consensus seemed to be to have a survey done to determine what the depths are before we move markers. It may be we only need to move a few markers (shifting the channel to south that are further out ) to take advantage of deeper water. However, we should not do this until next spring.

#### **New Business**

- Wild Swan – (Randy) Previous homeowner had a lease with the town for dock. SSCA owns property adjacent to dock; SSCA does not own dock. New property owner wants to make improvements to dock. Jeff drafting letter to town that SSCA has a policy to not lease SSCA property to individual property owners, and request that they remove the dock on our property that they have been leasing out for several years.

- Dog Walk Park proposal – Suggestion to refer this type of amenity request to the Town.
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**Adjournment** – Tisa motioned for adjournment; Jeff seconded. Meeting Adjourned at 10:30am.

Next Board Meeting – Saturday, November 13 . at pavilion, weather permitting

Respectfully submitted,

Tisa Head, Secretary