



SOUTHERN SHORES CIVIC ASSOCIATION GENERAL MEMBERSHIP MEETING

**July 11, 2022
7:00pm PITTS CENTER**

AGENDA

The meeting of the SSCA General Membership was called to order at the Pitts Center at 7:00 PM by Tisa Head President SSCA and a quorum was established.

Tisa Head, Ernie Dash, Mike Guarracino, Rick Koch, Jim Kelleher, Lisa Minerich, Randy Grimes, and Penny Lobred were in attendance. Bob Baculik was excused.

Pledge Allegiance/Moment of Silence

Approval of Agenda – Members

Agenda distributed earlier by Tisa Head. A motion was made and seconded to approve the agenda and was unanimously approved.

Approval of, General Membership Meeting Minutes

Minutes of the April 11, 2022, General Membership Meeting were provided at today's General Membership Meeting. A motion was made and seconded to approve the Minutes and was unanimously approved.

President's Comments - Tisa Head

Welcome! Thanks to all of you for coming this evening. We are hoping that we will (continue) to get a quorum at these quarterly meetings. Our next meeting in October will be to vote on our 2023 Budget, so it will be important that we do have a quorum present. Speaking of budgets – the SSCA Board is in the process of putting together the budget for next year. So far, this year, as you will hear from our Treasurer, we are on target with the budget that was approved for 2022. We are on track with our revenue goals, and under with our expenses, so far. One thing that will help inform us as we work on the proposed budget, will be survey that we (have/will) sent out. That survey is to help us understand what the membership is interested in when it comes to potentially adding amenities or making improvements, and how they would like those improvements/additions to be funded. For example, we have had several people ask about adding a Pickleball court (everyone is playing pickleball these days!). It is a great idea, and we potentially have a few sites where we might be able to put a court in, but there is a cost. It is not something that we would necessarily want to take out of our reserves – since those reserves are designated for future maintenance of our current assets. And, based on the Reserve Study we did a few years ago, we are about 80% funded for where we should be at this point to cover future maintenance costs. There are also other suggestions for improvements – like improving the Pavilion at the North Marina. Once we have survey results, we will have a better feel for what our members are interested in pursuing. If we were to decide to move forward with anything, it would be included in our budget – which will get approved by the membership. We all know that it is voluntary to join the SSCA, but what a great deal for all that we get in return. Please encourage everyone you know to join! And, of course, I cannot let it go by without mentioning how important our volunteers are to the SSCA. Without them, we would not be able to exist. So, thank you to all of you that donate your time and energy to come out and help in any way you can.

SOUTHERN SHORES CIVIC ASSOCIATION

Profit & Loss (Budget vs Actual)

January-June 2022

Balance Summary				
Total Income				
Total Expenses				
Total Capital Fund Reserves				
Income				
Membership Dues / 1840	Budgeted	YTD 2022	Over (Under Budget)	
Boat Club	\$286,462	\$253,478	(\$32,984)	
Dues / 560	\$227,038	\$105,227	(\$121,811)	
GAM/Events/Sales	\$59,424	\$12,456	(\$46,968)	
Tennis Club Dues / 412				
Marina Rentals	Budgeted	YTD 2022	Over (Under Budget)	#
Passes & Decals	\$131,300	\$131,635	\$335	1,852
Cell Tower				
Contributions/Grants	\$14,000	\$16,975	\$2,975	679
Other Income	\$15,300	\$4,613	(\$10,687)	
TOTAL INCOME	\$10,300	\$10,350	\$50	414
	\$49,162	\$52,880	\$3,718	
Expenses				
	\$6,800	\$5,870	(\$930)	
Administrative Services	\$47,400	\$20,690	(\$26,710)	
Legal / Insurance	\$9,800	\$8,024	(\$1,776)	
Boat Club	<u>\$2,400</u>	<u>\$2,442</u>	<u>\$42</u>	
Tennis Club	\$286,462	\$253,478	(\$32,984)	
Prop Maintenance/Construction				
Grounds Maintenance	Budgeted	YTD 2022	Over (Under Budget)	
Property Utilities	\$40,298	\$18,192	(\$22,106)	
Communication Expenses	\$16,500	\$6,169	(\$10,331)	
Special Projects	\$26,190	\$6,642	(\$19,548)	
Capital Fund Reserves	\$3,250	\$1,567	(\$1,683)	
TOTAL EXPENSES	\$51,800	\$38,577	(\$13,223)	
Net Income	\$32,500	\$17,781	(\$14,719)	
	\$10,100	\$6,089	(\$4,011)	
	\$18,400	\$10,210	(\$8,190)	
	\$28,000	\$0	(\$28,000)	
		<u>\$12,456</u>	<u>(\$46,968)</u>	
		\$117,683	(\$168,779)	
		\$135,795		

Treasurer's Report - Ernie Dash

Our financial status is great, and we have exceeded our membership goals in every category. We welcome Kim Prince as our new bookkeeper. She brings a fresh look and new energy to managing our accounts. Our 2020 audit is on track for completion, and we have initiated inputs for our 2021 audit.

Committee Reports

VP/Long Range Planning/Bylaws - Jim Kelleher

Long Range Plan: In reference to 2019 Consultant Study guideline for Maintenance needs and financial parameters, at the last meeting Jim Kelleher indicated that 2021 we were ahead of target both financially as well as project completion. Jim reported that for 2022 we are again tracking relative to project need identified as well as all financial requirements. As a reminder the SSCA BOD are putting money aside each year to provide future funding for major expenditures like Marina bulkhead replacements, Tennis Court resurfacing, parking lot repairs etc.

Bylaws: Consistent with past, periodic practice we have initiated a general review of the organization's bylaws to consider and insure timeliness, applicability, and update. Any recommendation for change will require unanimous Board approval and a consenting Membership vote

Membership/Slip Rentals - Randy Grimes

Membership: We have reached our 2022 budgeted goal of 1800 members. General membership is up slightly but rental memberships are down. This could be attributed to more rental units converted to permanent residences and people switching to Airbnb and not registering membership as rental. We are beginning to plan our 2023 membership drive which will kick-off in October.

Marina Slip Rentals: All slips are rented for 2022 and we have over 50 people on waiting list. We are looking to add additional kayak racks this fall. We also will be looking for locations to add wet and dry slips. This will be long term as it is expensive and permitting time consuming.

Secretary - Mike Guarracino

Nothing to Report

ARB - Ernie Dash

A Special Board Meeting will be held on July 13, 2022, at the North Marina Pavilion.

Communications/Website - Penny Lobred

We are reviewing our website and social media strategy in order to better communicate with our members. The membership survey will go out in the next week, and it is important that we have participation from all our members to allow us to better serve our community. We would love to hear from our members about what is most important to them. Also, we will add a question regarding communications to the survey and get that out this week.

Volunteer Coordinator - Lisa Minerich

SSCA Volunteer Compiled Data from 2022 which shows: -75 volunteers for Southern Shores Clean Up Week, -25 plus volunteers for cross walk and beach access monitoring including rollout/back trash and recycle carts, 20 volunteers for parking monitoring, 5 volunteers on hospitality/welcome basket committee, 4 volunteers-library stewards, 3 volunteers for summer fitness program, 2 dog bag stations (1 for Chicahauk and 1 for the rest!), 1 volunteer design of media, we need marina volunteers, construction and demolition volunteer crew with Rick and Joel volunteers ages 5-95, some volunteers have repeat community service in different project areas, volunteer hours range from 30 minutes to 30 plus hours weekly, volunteers have a variety of skills to offer such as construction, demolition, monitoring, supplying, organizing, procuring, cleaning, gardening, marketing, designing, creating and sharing special talents and interests.

Current and Upcoming Events:

- Meditation classes at Hillcrest Gazebo-see flier dates, Yoga classes at Hillcrest Beach-see flier dates
- Ice Cream Sundae Social at Sea Oats Park July 17,
- Sunset concert -TBA
- Volunteer Appreciation Event-TBA, this fall.

We appreciate all of the volunteers! This is what makes our Southern Shores community so amazing!

Beautification/Maintenance -Bob Baculik

Nothing to Report

Properties - Rick Koch

The 30+ crossovers and sites. They all are in great shape. We have yet to have any major weather impact on any of them. The severe weather of May only impacted one crossover which required minimal repair. I checked 19 of them just prior to the July 4th weekend when we trimmed the 19 and no issues were noted. From Bob's perspective as Maintenance, you can view how he has impacted sites by the replacement of the Loblolly slips and walkway, incredibly beautiful and functional. But be mindful, costs have risen. Materiel, mowing, and contractors are all higher, about double from just 2 years ago. This has caused my 2022-23 crossover plan to drop from 4 crossovers to 2 crossovers for major repair to stay within my budget.

Commemorative benches/plaques. So far this year we have had a number of requests for either a bench or plaque to commemorative loved ones. There is a draft process plan that the Board will be finalizing in the near future that will define the number of both, the process for getting one of them, and the contribution cost. This process will be under the purview of the Property Director.

SUBCOMMITTEE REPORTS:

Boat Club - Mike Guarracino

The Southern Shores Boat Club (SSBC) is actually more of a Southern Shores Social Club with more than 70% of the members do not own a boat. The purpose of the SSBC is to gather to learn, eat, socialize, and have fun! In addition, members are given access to parking at all 4 marina locations and use of the boat ramp at the North Marina. All for an additional \$25 a year.

The 4th of July social get together held on July 2, 2022, was an enormous success. The turnout was outstanding.

Upcoming 2022 GAM Schedule

- July: OBX Hospital and New Cancer Center in Nags Head
- August: Buffalo City Distillery
- September: OBX Center for Dolphin Research
- October: TBD

The SSBC main events for the Club members at the SSCA North Marina.

- August 6, 2022 - Kids Crab Tournament 2 categories - 8–12-year-old and 13–18-year-old) Cash prizes
- September 3, 2022 - Labor Day Blue Crabs & Boat Parade- Cash prizes
- November 12, 2022 - Oyster Roast
- December 10, 2022 - Christmas with Ugly Sweater contest

Tennis Club - Jim Kelleher

Nothing to Report

TOWN REPORT:

Mayor Elizabeth Morey

Mayor Morey Introduced Mr. Cliff Ogburn. She also made it very clear that there is an outstanding and ongoing partnership with the SSCA.

Town Manager Cliff Ogburn

Mr. Ogburn provided an update to the General membership regarding the following items of interest to the community of Southern Shores:

- Beach Nourishment
- Update to the Town's Land Use Plan
- Southern Shores Road Pavement Plan

NEW BUSINESS:

None

MEMBER COMMENTS:

Ms. Carol Noonan, Karen Kranda, and Trixie White all spoke to the SSCA Board and membership regarding Pickle Ball Courts. A cost-effective suggestion was made by Ms. Noonan to paint Pickle Ball lines and add temporary nets to the SSCA existing tennis courts. Mr. Jim Kelleher was asked to speak with the Tennis Club.

Adjourn President Tisa Head called for meeting adjournment at 7:51 PM.

Respectfully, submitted,

A handwritten signature in black ink, appearing to be 'Mike Guarracino', with a long horizontal stroke extending to the right.

Mike Guarracino
Secretary