



SOUTHERN SHORES CIVIC ASSOCIATION

General Membership Meeting
October 10, 2022, 7:00pm
PITTS CENTER

AGENDA

Meeting called by:

Tisa Head, President

Type of meeting:

General Membership Meeting

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, and were in attendance. Bob Baculik was excused.

Pledge Allegiance/Moment of Silence

Approval of Agenda

Members

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

Approval of Minutes

Members

The Minutes of the July 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

Thank you for coming this evening. It is important that we have a quorum at this meeting, since we do have a couple of important things that need to get a Membership vote on: Our 2023 Budget and some changes to our Bylaws.

Since our last General Membership meeting, we got the results of our first SSCA Survey. Hopefully, you all had a chance to read the communication that provided those results. The survey was extremely helpful in informing the Board on decisions that needed to be made for the 2023 Budget. Number 1 being the move forward on building Pickleball courts. This was overwhelmingly the number one new amenity that members wanted. We think we have developed a budget that will allow us to get this done, with member contributions and with undesignated reserves that will be replenished over the next couple of years. We have already identified an ad hoc committee that has a charter approved by the SSCA Board directing the work that needs to be done to get this project completed. You will receive periodic updates on that progress as we begin work.

There were many other ideas and suggestions that came out of the survey, that we have acted on. One request was more Yoga – and starting this week, we are offering yoga classes here at the Pitt Center, by certified instructors. These classes, at this point, are free! Provided by Outer Banks Yoga. We are very appreciative of their offer to do these classes for our members.

We have also begun work to identify if we have space at our existing marinas for some additional slips. We may have the potential to add 4-6 more slips, but there is work that needs to be done before they will be completed. Hopefully, early next year if we are able to get the permits to do so.

We will begin work on sprucing up Triangle Park (where the Cell Tower is), so you will see work going on there over the next couple of months. The Town will also provide a new sign, *Welcome to Southern Shores, A Community of Volunteers* – that will hide the big green electrical box there on the corner. I think the Mayor and I both agree, we could certainly make that a more appealing entrance into Southern Shores!

One more idea we are pursuing is a community garden - something that came up high on the list of desired amenities. I have met with the mayor, and this may be something that we can do, working in partnership with TOSS. Stay tuned for more information, and a request for volunteers to get this done!

On another subject, I want to mention that members will be receiving an email with the slate of nominees to fill next year's Board vacancies. Terms that are expiring for: Jim Kelleher (VP), Randy Grimes (Membership Director), Bob Baculik (Beautification – or Marina's and Parks), and Tisa Head (President). Our nomination committee identified four nominees to fill these vacancies. They are:

Don Pratt, George Kirby, Tisa Head, and Joel Newton

And finally, we will kick off our 2023 Membership Renewal and New Member drive in the next couple of weeks. The online renewal application, with the ability to make payment online, will be live soon. Current members will receive a notice to go online to renew. We will also work to identify Southern Shores residents who are not members and encourage them to join! We had over 1,800 members join this year, and we know there are a few hundred more out there that are NOT members, and we would love to get them to join!

Treasurer's Report

Ernie Dash

Our Financial Status continues to be Great as reflected in the handout provided. Here's some specific highlights:

- Balance Sheet:
 - Our total current funds through the end of September have increased by \$23,548.
 - We have opened Reserve/Savings accounts in two addition banks to provide full FDIC coverage.
- P&L Summary:
 - At this point, from our budget position, we are on track and should easily totally fund our annual Capital Fund Reserves commitment.
 - During the remaining months, we should exceed our budgeted revenue and spend less than our budgeted expenses.
 - Additional revenue (~\$17K+) will be received from:
 - Boat Club GAM/Events/Sales; (\$2,500)
 - Cell Tower lease agreement payments (\$14,000); and
 - Savings/MM interest (\$800)
 - Operating Expenses will total about \$80,000 for Staff, Admin and Property costs.
 - Thus, we project a Net Income for this year to be \$60K+
- Reserve Funds: We continue our commitment to manage Reserve Funds to meet our current and projected needs.
- Audit Status:

- Final review of our 2020 audit is in progress – no surprises yet; our 2021 audit has begun but it will not be completed until early next year.
- Ernie Dash will provide a full report at the next General Membership meeting.

| Balance Sheet | 12/31/2021 | YTD 2022 | Status Change |
|-------------------------------|------------------|------------------|---|
| Operating/Checking Funds | \$488,797 | \$110,098 | Reserve/Savings now distributed (three banks) |
| Reserve/Savings Funds | <u>\$108,370</u> | <u>\$510,717</u> | |
| TOTAL CURRENT FUNDS | \$597,167 | \$620,815 | \$23,648 |
| Profit & Loss Summary | Budgeted | YTD 2022 | Over (Under Budget) |
| Total Income | \$286,462 | \$280,414 | (\$6,048) |
| Total Expenses | \$227,038 | \$154,556 | (\$72,482) |
| Total Capital Fund Reserves | \$59,424 | \$12,456 | (\$46,968) |
| Income | Budgeted | YTD 2022 | Over (Under Budget) |
| Membership Dues | \$131,300 | \$134,510 | \$3,210 |
| Boat Club | | | |
| Dues | \$14,000 | \$17,700 | \$3,700 |
| GAM/Events/Sales | \$15,300 | \$12,793 | (\$2,507) |
| Tennis Club Dues | \$10,300 | \$10,800 | \$500 |
| Marina Rentals | \$49,162 | \$54,340 | \$5,178 |
| Passes & Decals | \$6,800 | \$6,155 | (\$645) |
| Cell Tower | \$47,400 | \$28,290 | (\$19,110) |
| Contributions/Grants | \$9,800 | \$9,499 | (\$301) |
| Other Income | <u>\$2,400</u> | <u>\$6,327</u> | <u>\$3,927</u> |
| TOTAL INCOME | \$286,462 | \$280,414 | (\$6,048) |
| Expenses | Budgeted | YTD 2022 | Over (Under Budget) |
| Administrative Services | \$40,298 | \$25,422 | (\$14,876) |
| Legal / Insurance | \$16,500 | \$6,971 | (\$9,529) |
| Boat Club | \$26,190 | \$17,856 | (\$8,334) |
| Tennis Club | \$3,250 | \$2,560 | (\$690) |
| Prop Maintenance/Construction | \$51,800 | \$43,080 | (\$8,720) |
| Grounds Maintenance | \$32,500 | \$37,657 | \$5,157 |
| Property Utilities | \$10,100 | \$9,869 | (\$231) |
| Communication Expenses | \$18,400 | \$11,142 | (\$7,258) |
| Special Projects | \$28,000 | \$0 | (\$28,000) |
| Capital Fund Reserves | <u>\$59,424</u> | <u>\$12,456</u> | <u>(\$46,968)</u> |
| TOTAL EXPENSES | \$286,462 | \$167,012 | (\$119,450) |
| Net Income @ Sep 30 | | \$113,402 | |

SOUTHERN SHORES CIVIC ASSOCIATION

Financial Status

January-September 2022

COMMITTEE REPORTS:

VP/Long Range Planning/Bylaws

Jim Kelleher

- Covered in new business

Membership/Slip Rentals

Randy Grimes

Membership- 2023 Membership campaign kicks off October 15. Online payments will be accepted. Stickers and Guest pass distribution will begin In November. Dues for 2023 remain the same. \$65.00 for general membership and \$95.00 for rental units which includes VRBO, Airbnb and all types of rental programs.

Marinas-Thanks to Bob and his volunteers we have recently added two kayak racks, one at Soundview and an additional one at Loblolly. We are looking to build 5 or 6 additional wet slips but it will require CAMA permits and engineering so it will be at least a year. Slip renewal notices will be sent out in November.

Secretary

Mike Guarracino

- Nothing to Report

ARB

Ernie Dash

- Nothing to Report

Communications/Website

Penny Lobred

We are excited that we will have a new website and member management system in the Spring. This will be a user-friendly site with the ability to sign up for volunteer opportunities and events. It will also have an upgraded system for renewal of memberships, boat slips, etc.

Until then, please continue to check the website, Facebook and Instagram for updates and upcoming events. We will also continue to send the quarterly newsletters via email. You should also begin receiving a monthly email highlighting all upcoming events.

Volunteer Coordinator

Lisa Minerich

-Parking Monitoring Volunteer summary from 2022 season

-Hospitality Committee-Welcome Basket project summary

-Clean up scheduled for Oct 13 at North Marina and Pavilion, meet at Pavilion at 11 AM

-2022 Volunteer Appreciation event on Oct 15

-Survey Results indicated yoga being one of the top choices for class opportunities so Outer Banks Yoga has generously offered three different types of yoga sessions which are scheduled October Oct 10, 17 and 24 at Pitts Center at 10 AM

-Stay tuned for coming volunteer events and social events!

Beautification/Maintenance

Bob Baculik

- Added new kayak racks at Soundview and Loblolly. (Thanks to Joel and Rick!) Added new gravel path from parking lot to dock at South Marina. (Labor provided as part of an Eagle Scout community project.)

Properties

Rick Koch

It's been very quiet this year for repairs. All of our crossovers are great shape.

TOWN REPORT:

Town Manager Cliff Ogburn briefed the SSCA General Membership on land use plans, paving project, beach nourishment, signed contract for the Ginguite storm management, and the Mid Currituck Bridge argument in the U.S. Court of Appeals for the 4th Circuit.

New Business

2023 Proposed Budget

After some general questions from the SSCA General Membership a motion was made and seconded to approve the 2023 budget. It was passed unanimously by the SSCA General Membership.

Bylaw Changes

After some general discussion a motion was made and seconded to approve the 2023 budget. It was passed unanimously by the SSCA general membership.

MEMBER COMMENTS:

Tom Hubbard. Asked the Board to consider looking at Circle Pond and the overgrowth of the pond. The pond has been used in the past by people fishing, but it is now getting choked out by vegetation. The path and bridge (put there by SSCA) is used by walkers to get to the beach. The property owned by the SSCA is being well maintained, better than it was in the past. He has noticed that more people are parking on the SSCA property this summer and using the path to get to the beach.

Jim Connors - Suggested looking at the properties at the end of Duck Woods Drive, possibly putting a path back to the canal and installing kayak/canoe racks.

Karen Kranda - Thanked the Board for putting out the survey, and "listening" to the feedback provided by members.

Adjourn: President Tisa Head called for meeting adjournment at 7:54 PM.

Respectfully, submitted

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

Mike Guarracino SSCA Secretary