



SOUTHERN SHORES CIVIC ASSOCIATION

JULY 10, 2023, 7:00pm

PITTS CENTER

General Membership Meeting Minutes (July 10, 2023)

Meeting called by:

Tisa Head, President

Type of meeting:

General Membership Meeting

Pledge Allegiance/Moment of Silence

Approval of Agenda

Approved Unanimously

(Members)

Approval of Minutes

Approved Unanimously

(Members)

President's Comments

Tisa Head

- Welcome to everyone - thanks for coming out this evening. We are happy to see all of you here. Looks like we'll definitely have the quorum needed for the vote on the Bylaw Changes we'll be doing later in the agenda.
- Now that we are more than halfway through the year, our membership rolls stand at over 1,860. Would sure like to get to 2,000 out of the 3200 properties that are in Southern Shores. We ask for your help in getting us to that number by talking to your friends and neighbors about how important the SSCA is to this community. We are a completely voluntary organization – it's voluntary to join and a lot of the work that is done to maintain our properties is done by volunteers. Just remind them that, even if they don't use all the amenities – their friends and family who visit may! Also, the amenities we offer (33 crossovers, 3 marinas, parks, tennis courts and soon, pickleball courts) are what make Southern Shores a desirable place to live, and most likely adds to our property values!
- Newsletter – Went out June 26. Hope everyone has had a chance to read it. Once again, chock full of information of what your SSCA has been doing – and all the volunteer work that has gone on over the last quarter.
- We're ready for summer and the beach – with the new accessible crossover at Chicahauk. Thank you to the Tourism Board for the Grant; and to Joel and his volunteers who did a lot of the work finishing it up. Also, work at the 84A crossover has been done; and a permit has been requested for work at 10 th Avenue crossover.
- Hope everyone is getting the weekly emails with Events? Thanks to our Communications team – Penny Lobred and Deidre Howard for improving how we communicate to our members.
- Tonight, on the agenda will be a motion to approve recommended changes to our Bylaws. Don Pratt, our Director for Bylaws, will go over those changes (changes were included in the Newsletter that went out in June, and we have some copies as handouts). Most importantly in the bylaw changes is the ability to use a disinterested appointed financial audit committee to do a self-guided audit of our financials each year. This is a recommendation from our previous CPA firm – who is no longer providing that service. As we have mentioned at the last couple of General Membership Meetings, we were having trouble finding an audit firm willing to take on this work.

Treasurer's Report

Ernie Dash

- Our Financial Status Continues Strong
- On the Treasurer Report handout - I've done the math for you in Status Change & Remarks Columns

Balance Sheet:

- Our total money in the bank has increased - we have transferred \$150,000 from Checking into Savings.
- While the Savings (over \$666k) may seem large: Our Reserve Funds include two major categories: one known & one projection:
 - Known: We face large future marina repair/replacement costs (\$700K over the next 20+ years)
 - Projected: We are building a fund for any future repair/replacement costs to our 33 crossovers due to Storm Damage.

P&L Section:

- I included the 2022 YTD status for comparison to our current 2023 YTD status.
- Bottom Line: We are on track overall to have EOY Net Income which will add to our Reserve Funds

Audit:

- As I've previously reported - our 2021 Audit has been completed.
- This past week we finally got a bid for our 2022 Audit from one Audit Firm; it was \$14,800 + other potential costs.
 - The most we have ever paid is \$9000. Thus, with your vote to change our ByLaws, we will conduct a "Self Audit" based on established guidelines used by other non-profit organizations. A "Self Audit Guide" has been provided to us by our previous Audit Firm.

COMMITTEE REPORTS:

Bylaws and Planning/VP

Don Pratt

- Presented the following proposed changes to the By-Laws:
 - (Section 3-4.1) Change from 4 to 2 meetings/year - October to present budget, January to introduce new board members.
 - (Section 4-2) Proposing members of the town council of Southern Shores and employees of the town and other persons who may have actual or potential conflicts between their interests and those of SSCA are not eligible to serve on the SSCA board. Only one person per family on the board at any time.
 - (Section 8-9) Allow self-audit of SSCA books using Self-Audit guides for non-profit organizations, if no CPA firm can be found to complete an audit.
 - (Section 3-4.7) Insert paragraph to allow for voting by electronic ballot for by-law changes.
 - (Section 4-3) Change director's term of office from 2 years to 3 years with a limitation of 2 consecutive terms.
- Motion to approve By-Law changes made by Rick Koch and seconded by Lisa Minerich.
- Questions:
 - Section 3-4.7 - Unclear since no definition of property membership. Property membership could be construed as lumping several properties together. Asked by Bill Ferretti
 - Section 3-4.1 - concern about going 9 months between meetings. By-laws allow for any member to call for a special meeting.
 - Section 4-3 - Ask to clarify if a director could succeed themselves for two 3 year terms.
 - Comments noted by Tisa
- Motion to approve By-law changes passed by 43 (Yeas) to 17 (Nays)

Membership/Slip Rentals

Mike Guarracino

Slip Rentals

- The demand for kayak racks, wet slips, and dry slips remains high and the wait list continues to grow. The current numbers on the waiting list:
 - Kayak Racks – 15
 - Wet Slips – 34
 - Dry Slips – 13
- We are looking into adding additional kayak racks to clear as much of the kayak rack waitlist as possible.
- In January 2023, we submitted 2 Major CAMA Permit packages to the North Carolina Division of Coastal Management, in anticipation of adding an additional 5-6 wet slips at the Loblolly and 1 permanent and 1 transient at the NW Marina. On June 27, 2023, the permits were approved for a period of 5 years. The SSCA Board solicited contractor bids to add the additional wet slips and replace the no wake buoy near the marina. We have awarded the contract to LSI Marina and are hoping to receive a schedule in the next couple of weeks.
- The SSCA is also supporting an Eagle Scout Candidate project. This project will add additional dry slips at the Northeast marina without sacrificing parking. We are hopeful that this project will be complete in the next 2 months. While these slips will not get rid of our wait list, it will give us a few more slips to offer our members.

Channel

- Although still navigable, the Northwest winds have caused a shift in the underlying sands creating a number of 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 are currently working to request approval of a Major CAMA Permit to move 4 channel makers which will provide better navigable water. Please keep in mind this process can take up to 6 months. Once a permit is received, we will contract for the work.

Eurasian Milfoil

- To help reduce the Eurasian Milfoil the SSCA is working closely with the Town of Southern Shores, Martins Point HOA, USCG auxiliary, and NC Aquatic Weed Control Division and are working on a way forward.

Membership

- As of July 10, 2023, there are 1864 paid members in the SSCA. Our goal is to increase the membership to 2,000 so please encourage your neighbors and friends to join as well!

Secretary

George Kirby

- No Report

Communications/Website

Penny Lobred

- We are continuing to get positive feedback about our increased and consistent communications.

- The Monday weekly Event emails are keeping members informed and seem to be generating more participation. The Boat club had 248 attendees (up from 213 in 2022 and 181 in 2021) at the July 4th event, which was communicated via the Weekly email, on our website and through social media (Facebook and NextDoor).
- We also continue to utilize the website and Social Media (Facebook, Instagram and NextDoor) to communicate events and news to our members.
- We are also in the final stages of our Website review and hope to have new features implemented in the near future.

Volunteer Coordinator

Lisa Minerich

- Earth Day celebration and Clean up Week took place April 15-22. SSCA, CPOA, TOSS and some other volunteer organizations all worked together. Over 60 volunteers participated for a few hours or a few days! We had a day of clean up at each of the following sites: Hillcrest tennis courts, Hillcrest beach access and another beach crossover accesses including beach areas, Sea Oats Park, Soundview Park, Chicahawk trails, Trinitie Park, Triangle Park, North Marina and Pavilion. Big Thanks to all involved!
- Summer Fitness program was started June 5 and runs through summer on Mondays at 10 AM at Pitts Center. Classes include yoga for all levels, meditation, and balance in motion led by trained and certified instructors. These classes are being offered free to SSCA members and guests. Yoga and fitness classes were identified as a prime interest request in our 2022 SSCA survey. Schedule is in the newsletter, on our website, Facebook and a few copies are in back.
- Parking monitoring is active and ongoing this summer. We have volunteer parking monitors who check our parking lots daily. Please display your 2023 decals and make sure to provide your guests with a 2023 pass. Decals and passes are part of your SSCA membership. Thank you Parking Monitor Volunteers!
- Music in the Park- Summer sunset concerts will be held at Soundview Park on July 28, August 25 and September 15. Bring a picnic, beach chairs and enjoy the evening music. Plan to carpool, walk or bike if possible.
- The Welcome Basket project to deliver a basket of community resources and goodies to newly moved in residents is being reactivated after a break. Please let Volunteer Coordinator know if you are interested in helping.
- Stay tuned for more volunteer opportunities and activities!
- Thank You for volunteering during the busy summer months!

Marinas & Westside Parks Maintenance

Rick Koch

- The seesaw at Sea Oats Park has been removed due to the spring malfunction. Please provide any thoughts for equipment replacement; I think another seesaw is a good idea.
- The basketball backboard is supposed to be ready by the end of the month.
- If you haven't noticed, the graffiti on the basketball court has been painted over; thanks to Lisa and her volunteers.
- The new curtains have been installed at N Marina.
- Mike and I will be checking the marinas to see what work effort needs to be supported.

Pickleball Update

- Permits were received this past spring and work commenced a couple of weeks ago. Asphalt will be going down in the next week or so, and the courts will then need to cure for 30 days. We hope to have the courts ready for play by the end of summer.
- As background, in July 2022 the SSCA sent out a survey to all SSCA members. One of the questions asked on the survey was what additional amenities would members like to see in our community. Pickleball courts were the overwhelming choice. In August, the results of that survey were sent out to all members. In October, the 2023 Budget was presented to the membership and was unanimously passed by members at the General Membership Meeting. The budget included funds to construct pickleball courts.
- In October 2022, an ad hoc Pickleball Committee of SSCA members was formed (pickleball and non-pickle ball players). The committee looked at several SSCA properties where pickleball courts could be located, including Sea Oats Park, Hillcrest Tennis Courts, Hillcrest Beach Crossover and Azalea Lane. The Hillcrest Tennis Courts and Azalea Lane were eliminated due to the significant site work that would be necessary (including the removal of trees); the Hillcrest Beach access was eliminated due to the lack of space and parking during the summer, the difficulty for members to get to and use the courts during the summer weekends, and the wind and sand which is not conducive to pickleball. The fact that Sea Oats park is already our Community Park, and is centrally located so it is easy for residents to walk and ride bikes to, and it required minimal site work (with NO tree removal), it was determined to be the best place to locate these courts. We were able to obtain the necessary permits to build these courts at that location.
- We are aware that there is some concern about noise from pickleballs, and we are relatively certain based on information and data that is available online, that the noise that will be generated by the courts will not be in violation of the Town of Southern Shores noise ordinance.
- Nevertheless, our budget for 2024 will include funds for additional landscaping near the courts to help buffer any noise. If needed, other noise mitigation solutions will also be explored.
- Other factors to take into consideration is that there will only be two courts, no lights will be installed, and the hours of play will be limited. In addition, the courts will be locked and can only be accessed by members who have the code. Reservations for use of court will be required and open play will be limited.
- While we believe that parking is adequate, if there is a need to add more spaces, that is something that we can pursue if necessary. We will also ask the Town to place NO PARKING signs along the road in front of the park.
- All board meeting minutes and newsletters that show how we got to the points above are online and available to SSCA members.

Properties

Joel Newton

- Back ordered plastic joint rings are holding up completing installation of handrails at 96A Ocean Blvd/Chicahauk and 84A Ocean Blvd crossovers.
- I completed the design of the two 2' wide expansions for the west ramp of the Chicahauk crossover, which the Chicahauk Property Owner's Association is funding. The next step is to get the TOSS construction permit, then schedule the work with the contractor who did the bulk of the ramp/stair construction to the beach.

TOWN REPORT

Elizabeth Morey, Mayor

- Mayor Morey thanked the SSCA volunteers for all that they do to make our perfect place in paradise more perfect in the town of Southern Shores and the support and cooperation in the beach nourishment project.

Cliff Ogburn, Town Manager

- No comments by Cliff

New Business

- Change of Bylaws
 - See Bylaws and Planning Above
 - Motion to approve By-law changes passed by 34 (Yeas) to 17 (Nays)

MEMBER COMMENTS:

- Mark Dailey - Questions about if there would be a pickleball fee, ongoing governance and increase in membership dues.
- The following SSCA members spoke in favor of the Pickleball Court
 - Karen Kranda - Thank you for all your hard work and for doing the pickleball courts.
 - David Lorenz - Someone would have opposed Pickleball court wherever it is located. Shared photos of construction and location and why he believes tree cover will mitigate the noise. (Attached at the end of Meeting Minutes)
 - Dave Coplan - Thanks for making Pickleball happen and a great amenity for the community to have. Great communication is given by the board in spite of not him using social media.
- The following SSCA members spoke in opposition of the Pickleball Court
 - Carol Alpano - Lives across from where the Pickleball court will be located. Would like a rendering of the plans and where she could find them. Wanted to know if notice was given in the local paper (Sunshine Act?). Would have preferred to be located at Hillcrest Beach. Would have liked more input on where located in residential neighborhood.
 - Carol Sparks - Does not use social media. Longtime resident. Was promised in early 1990's there would not be tennis courts at Pickleball location. Asking board if they would like Pickleball courts in their front yard.
 - Margie Parker - Speaking for 50 members who oppose the Pickleball courts being located at Sea Oats Park. Concern about impact on environment, quality of life and property values. Board should have reached out directly to those affected. Concerned about the loss of green space and noise. Provided board with a list of 23 reasons why she opposes the Sea Oats location. Urge board to halt the project, talk to the contractor, find another location and reverse the decision. Ms. Parker left paperwork outlining her objections and petition of non-support. (Attached at end of Meeting Minutes)
 - Daphane Porter - Requests SSCA board to provide documentation submitted to the Town of Southern Shores authorizing the construction of the Pickleball court located at Sea Oats park. Specifically the approved conditional use permit by the town of Southern Shores and provide date of zoning meeting/approval and proof that all requirements for the application have been met. Ms. Porter left detailed paperwork documenting her objections. (Attached at the end of Meeting Minutes)
 - Jamie Wegener - Attends park almost daily, Concern about loss of green space for children. Surprised there was no public hearing. Not given notice.

Adjourn

- Meeting Adjourned by unanimous consent

Respectively Submitted by

George Kirby (Secretary)