



## SOUTHERN SHORES CIVIC ASSOCIATION

October 9, 2023 7:00pm

PITTS CENTER

### Meeting Minutes

**Meeting called by:**

Tisa Head, President

**Type of meeting:**

General Membership Meeting

- 32 members attended the meeting

**Pledge Allegiance/Moment of Silence**

**Approval of Agenda**

Approved Unanimously

(Members)

**Approval of Minutes**

Approved Unanimously

(Members)

**President's Comments**

Tisa Head

- Reminded members that approved changes in by-laws made at the July membership meeting made approval of the budget and other items by electronic voting possible. Allows for greater membership participation in decisions and be aware of the work being done by the SSCA. In the past, the budget was approved by a very small number of members who attended the October meeting - it was sometimes close if we even had a quorum to make a vote. Since this is the first time we have done this for the budget, one change we will make for the future is to allow a space for members to submit comments, or to ask a question. (95.95% of members have given us an email address). The budget was approved overwhelmingly by a yes vote 91 and no vote of 1. A copy of the approved budget is available here tonight.
- Added the use of Pickleball courts to the Tennis club and coordinated the name change from Tennis Club to Racquet Club with the Tennis Club board cooperation. A new Racquet Club board was voted in at their annual meeting and includes two additional board members for the Pickleball maintenance and Pickleball social director. The reasons for doing this include: Typically, tennis and pickleball are considered complementary sports (Many tennis players also play pickleball and vice versa). Administratively, this was an easy way to add the pickleball amenity to the SSCA offerings. No separate club, separate dues invoicing/tracking, another membership category, or another separate board. The Tennis club by-laws will be updated to reflect adding pickle ball and the name change. The dues will remain the same at \$25 for 2024.
- Nominating Chairman (Jeff Johnson) provided board with list of nominees for 2024 SSCA board of directors with 5 nominees for 5 open positions
  - Susan Ippolito (New)
  - Penny Lobred (Second Term)
  - Steve Hotchkiss (New)
  - Aida Alveraz (New)
  - Sue Bigbee (New)

In accordance with our by-laws, a notification of the list of nominees will be sent out to the membership by Nov 1 and any additional nominees received by Dec 1 will be added to the slate of nominees - (need petition to run with 20 signatures, statement of willingness to serve and submit information for members to assist with their consideration). List

of nominees with bios will be sent out in December with an electronic ballot if the number of nominees exceed the number of positions to be filled.

### **Treasurer's Report**

Ernie Dash

- Financial handouts are included with these minutes
- Shift in where money went - being managed based upon our needs between checking and savings. Negative value in operating/checking funds occurred because pickleball construction and improvements in the marina. By the end of the year reserve accounts will reflect the distribution of money and net income.
- The audit committee is doing a very good and thorough job in examining our financial records. The audit process is suggesting ways for us to think of how to do things better.
- The way we are going financially, we should be able to fully fund the things we want to do, especially with the reserves. We will be able to add more money into our reserves by the end of the year.

### **COMMITTEE REPORTS:**

Bylaws and Planning/VP

Don Pratt

No Report

Membership/Slip Rentals

Mike Guarracino

- Update on New Slips Construction:  
To try to reduce the significant waiting list for wet slips (39 SSCA members) The SSCA has completed the construction of an addition of 2 permanent and 1 transient slips at the NW Marina as well as an additional 6 slips at Loblolly. We will be reaching out to members this week to offer these new slips to those on the waiting list. The Egale Scout Project led by Michael Eaton to add additional dry slips at the NE side of the North Marina is well underway. Grading for additional parking has been complete and additional dry slips on the lower side of the marina are almost complete. After the lower side is complete the project will move to the upper side.
- As of October 8, 2023, we currently have 1888 members which is approximately 60% of all Southern Shores property owners. Although this is good, we can continue to do even better. The SSCA is hoping to raise the number to over 2,000 in 2024.
- We have been working very hard to try to improve membership Invoicing for 2024 and want to give a very special thanks to Susan and the other volunteers for all their hard work to make this work for 2024. One significant change for the upcoming year is all members with wet/dry slips, and kayak racks will receive their SSCA membership invoice and be able to pay online.
- Channel Markers  
The Major CAMA Permit to move the Channel Markers to provide safe navigable water has been submitted to the Elizabeth City CAMA Office. We met with them this past week and the permit request has been sent to Moorehead City for further approval. The new channel marker locations have been fully verified by the USCG Auxiliary and once the permit is approved, LSI Marine is ready to move them. Additionally, when the project is completed, TOSS will take ownership of the Channel Markers.

Secretary

George Kirby

No Report

#### Communications/Website

Penny Lobred

- We are in the final testing of adding a secondary email contact for each membership. The primary email will be the only one to get the invoice, but secondary will receive events, weekly email, newsletter and other communications..
- The website will be updated to include information about pickle ball (under the new Racquet Club tab), and that we're going to have the court registration link on our website, as well.
- Website redesign will also be coming in the new year.

#### Volunteer Coordinator

Lisa Minerich

- Hospitality/Welcome Basket project-Donations from local businesses and services collected, creating baskets for another round of welcome baskets to be delivered to new full time residents of Southern Shores. Our next project group meeting is November 6 at 6 pm at Pitts Center in second floor meeting area to review and update inventory, make baskets and assign deliveries.
- Volunteers needed for Trex Bench project- share responsibility of picking up plastics, our pick up period slot is to be confirmed for January/Feb, qualify for bench based on pounds of plastic collected, donate bench(es) to Hillcrest access, Gail Sitterson brought this idea to attention
- 3 Music in Park concerts held at Soundview Park this summer, Chris Toolan, Maslin Seal, Tom Keating and Scott Sechman performances, well received, approximately 100 at each, Bocce, Smores, cornhole and activities also offered
- Upcoming Volunteer Appreciation Celebration is Oct 14 from 4-7 at Pavilion, North Marina with rain date of Oct 15, using MC link or coordinator email for invite, Mediterranean and fall inspired menu with veggie and gluten free options and wine/beer/water/assorted, recognition of volunteers and social time, "Thank You" gift for each volunteer. All 2023 Southern Shores volunteers invited. Ex: sea grass planning, home delivered meals, garden at Triangle
- Santa Ride scheduled for Dec 16 with ice/snowdate of Dec 17, time 1-4. Will involve most of community like last year including SSVFD, SSPD, CPOA, MP with stops at KHES, Sea Oats Park, Hillcrest Beach Access, Chicahauk, and MP. Will recruit photo takers, safety monitors and Elf volunteers. Santa's workshop volunteers to make goodie bags ahead of time to pass around during ride.
- Organizing resources and contacts for elected Volunteer Coordinator

#### Marinas & Westside Parks Maintenance

Rick Koch

- If you see anything that needs to be fixed on SSCA properties and/or equipment please let us know and we will fixed it. Examples of members' diligence and foresight:
  - Soundview Park: There were seats that were loose. The loose boards on the 2 older benches have been tightened down.
  - North Marina:
    - Hose was leaking. A boater reported this and the hose was replaced. This replacement saved us a lot of water and money.
    - An individual reported a sheared bolt on one of the finger piers. Now All the finger piers have been reinforced

- Loblolly: Broken waterline at one of the stands was reported and repaired. Again prompt repair prevented a huge loss of water.
- Membership reporting of items that need attention or repair helps us maintain our property and equipment!
- Sea Oats Park.
  - The basketball goal and hoop are up; large stickers are on the goal post to emphasize the crank limits for the goal.
  - The pickleball courts are paved and are curing.
  - The net supports and fence should be in place soon. The estimated completion date is 31 October.
  -
- N Marina.
  - Walkway lights will be ordered for additional safety and additional fire extinguishers will be installed also.
  - The ramp will be resurfaced around 23 October, so anticipate the ramp being closed for 7 to 10 days while the work is being completed.
- Plan is to put up two more kayak racks this year at Loblolly.
- Sunset Beach.
  - The loose board has been tightened down.
- Properties Joel Newton
  - Hope to replace the crossover at 36A Ocean Blvd which is across from Skyline
  - Working on the drainage of the shower at Hillcrest beach and realign the sidewalk as part of that project.
  - Credit given to Shelly Tarleton and crew (Dunes of Dare Garden) for the landscaping at the Southern Shores sign at Triangle.

#### **TOWN REPORT:**

Cliff Ogburn, Town Manager  
Not Present

#### **New Business**

2024 Budget passed unanimously by electronic voting - 91 yays, 1 nay

#### **MEMBER COMMENTS:**

- Dixie Weier: Wonder if the new name for the Racquet Sports club is set in stone and can it be changed?
  - Tisa's Response: At the present time it can not be changed since material has been already printed out. You are welcomed to email your suggestions for the new name and we will take it under advisement.
- Bill Ferretti: Please explain how the relationship between the ad-hoc Pickleball committee and the Racquet Sports will look like to this board?
  - Tisa's Response: As of date, no decisions has been made regarding the process for the disbandment of the ad-hoc committee. Will need to have that conversation before Tisa can tell you what the answer is. Ad-hoc committee was set up temporarily to build the Pickleball courts, make recommendations on procedures, membership categories and their job will be completed shortly. Racquet club board has representatives that are both tennis and pickleball players. Any by-laws for any clubs associated with the SSCA needs to be approved by the SSCA. Racquet club will be responsible for writing up their procedures for scheduling and maintenance.
  - Bill is concerned that upcoming members of the Racquet club are potentially being excluded from the decisions made regarding the rules and procedures during the transition. However, a notice will be sent out on October

23 and new members will be able to join the Racquet Club for free for the remainder of 2023. Rules can be changed in the future based upon the membership input - Have to start somewhere.

**Adjourn** - Unanimous approval to adjourned