



SOUTHERN SHORES CIVIC ASSOCIATION

Thursday, September 14, 2023

9:30 A.M.

Pitts Center

Meeting Minutes

Meeting called by:

Tisa Head, President

Type of meeting:

Regular Monthly SSCA Board

Attendees:

Tisa Head, Ernie Dash, George Kirby, Rick Koch, Mike Guarracino, Penny Lobred (Absent), Lisa Minerich, Don Pratt and Joel Newton (Absent).

Approval of Agenda and Minutes

Approval of Agenda and Minutes of August 21 Regular Board Meeting

(Board)

- Passed Unanimously

Member Comments (3 minute max. each)

Karen Kranda - Karen was concerned about Pickleball representation on the Racquetball board. Carol Noonan and Rick Koch have been asked to be nominated to the Racquetball board and will represent any and all issues pertaining to Pickleball. SSCA Board's opinion is there should be no issues with Pickleball being represented on the Racquetball board.

President's Comments:

- Nominating Committee Update: Have confirmed three candidates to run for 2024 Board
 - Susan Bigbee
 - Susan Ippolito
 - Steve Hotchkiss

Still have the Volunteer Coordinator position open for next year. Email to solicit volunteers generated four potential candidates; Jeff Johnson (Nominating Chairman) will reach out to them.

- Triangle Park landscaping is done. Special thanks to the Garden Club for their work. Garden Club has written all the procedures and incorporated them into a notebook with their volunteers.
- Draft of September Newsletter sent out this morning. Will be sent out to General Membership on September 20. Budget Ballot for vote to go out a few days later.
- 2024 Budget approved by board using email.

Boat Club Report - (George Kirby)

- In 2019 there were 260 boats registered in Southern Shores according to the NC Wildlife commission and 350 boat club members
- In 2022 there were 265 boats registered in Southern Shores and 675 boat club members in Nov 2022
- In 2023 there were 283 boats registered in Southern Shores and 724 boat club members in Sept 2023
- Crab Fest was well attended with 220 people. Need 6 more picnic tables.
- Boat Club would like to invite the SSCA members to our Holiday Party. Boat club will be responsible for planning, registering and paying for the party. SSCA will contribute up to \$1000 towards the party.

Tennis Club Report - (Penny Lobred)

- No Report

Committee Reports

VP/Long Range Planning/Bylaws
No Report

Don Pratt

Membership/Slip Rentals

- No Report

Mike Guarracino

Secretary

- Asked about how using the shared document for minutes is working for everyone.

George Kirby

Treasurer/Finance/ARB

Ernie Dash

Key Items	2023 (YTD)	2022 (YTD)	2023 Budget	2022 Final	Remarks
Income					
Dues/Fees	\$240,334	\$222,290	\$247,035	\$241,399	Ahead of 2022
**Other	59,193	45,745	232,600	59,420	Reserve/\$125k
Total:	\$299,528	\$268,035	\$479,635	\$300,819	Ahead of 2022
**Other: Budget includes Reserve (\$160,800) / Undesignated/PB+ADA (\$95,800) + Tennis (\$65,000)					
Expenses					
Payroll	\$16,272	\$16,721	\$30,518	\$25,443	
**Website	\$9,536	\$9,000	\$15,500	\$10,359	
Total:	\$25,808	\$25,721	\$46,018	\$35,802	
**Website: Budget includes \$\$ for transition - Now deferred					
Ground Maint	\$26,138	\$31,257	\$47,500	\$51,024	
Property Maint	\$25,912	\$41,293	\$46,200	\$48,261	
**Property Utilities	\$13,299	\$9,435	\$11,000	\$13,790	
**Porta John Costs: \$2800+ more than 2022. Other Contractors even higher costs					
Special Projects					
PB Courts	\$42,040		\$80,000		
Tennis Resurface	\$0		\$65,000		
Marina Walkway	\$0		\$20,000		
96A ADA Ramp	\$28,939		\$35,800		
Total:	\$70,979	\$0	\$200,800	\$0	
All Expenses					
Total:	\$213,078	\$138,638	\$479,635	\$213,711	
Net Income	\$86,450	\$129,397	\$0	\$87,108	
Balance Sheet					
Aug 1st		Sep 1st	Delta	2022 EOY	
**Checking	\$11,207.44	\$55,722.53	\$44,515.09	\$174,149.87	
Savings	\$655,416.44	\$606,638.12	-\$48,778.32	\$519,548.35	
Total:	\$666,623.88	\$662,360.65	-\$4,263.23	\$693,698.22	
**Checking: Transferred \$50k from Savings					

Overall:

- Our Revenue continues to track ahead of last year. We can expect about \$38,700 more 2023 Revenue: \$2,800 (Cell Tower) + \$10,900 (Boat Club) + \$25,000 (Grant).

- Result: We will end the year about +\$29,400 more Revenue than 2022 & +\$21,390 more than our 2023 Cash Revenue Budget.

Balance Sheet:

- Checking vs Savings: Kim & I will carefully monitor our Cash flow for the remainder of the year to ensure our Checking/Operations balance is sufficient to cover our expenses. I'll provide an EOY Spend Plan with projected Net Income so we can plan for EOY projects.

Key Topics / Issues:

- 2023 EOY Projects:
 - Pickleball walkways
 - Broom or major sweeping capability ~\$100
 - Locks for case
- I'll project our EOY Revenue/Expense status and distribute it next week.

2024 Budget:

- Thanks for all your inputs. It's ready for final approval and distribution for Member Voting.

2022 Audit:

- The Audit Committee (AC) is keeping us busy and targeting completion next month. Again – Thanks for responding to any AC requests & Please submit your "Related Party Questionnaire."
- Cell Tower Agreements – Still Continuing:
No discussion today. I'll distribute a point paper next week for Board review. Don should take on this project, which will most likely continue into next year.

ARB Report:

- ARB Applications: No ARB Applications were received/processed in August.

Communications/Website

Penny Lobred

- No Report

Volunteer Coordinator

Lisa Minerich

- Hospitality/Welcome Basket project
Donations being collected, creating baskets for another round of welcome baskets to be delivered. Our next project group meeting is Sept 18 at 6 pm at Pitts Center in the second floor meeting area to make baskets and assign deliveries.
- Recruit volunteers for Trex Bench project- picking up plastics, our pick up period slot is yet to be confirmed, donate bench to Hillcrest access, Gail Sitterson initiated this idea
- Music in Park concerts held this summer, Chris Toolan, Maslin Seal, Tom Keating and Scott Sechman performances, well received, approximately 100 at each, Bocce and activities also offered
- Upcoming Volunteer Appreciation Celebration planning in progress, Oct 14 from 4-7 at Pavilion, North Marina with rain date of Oct 15, using MC link for invite for at least a sample group, Mediterranean and fall inspired menu with veggie and gluten free options and wine/beer/water/assorted, recognition of volunteers and social time, volunteer recognition "Thank You" gift for each volunteer. If you worked on any specific projects with volunteers that I may not be aware of then please forward their names. Example is the garden club at Triangle.
- Santa Ride scheduled for Dec 16 with ice/snow date of Dec 17, 1-4. Will involve most of the community like last year including SSVFD, SSPD, CPOA, with stops at KHES, Sea Oats Park, Hillcrest Beach Access, Chicahauk, 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 the ride.

- Writing up Volunteer Coordinator resources, contacts and roadmap info for next Volunteer Coordinator board member

Marinas & Westside Parks

Rick Koch

- Sea Oats Park
 - The basketball backboard and hoop are up
 - Still looking for a seesaw resolution. Something under \$2000.
 - The pickleball courts are paved; expected to be completed by Halloween. Working on an online scheduling capability.
 - The basketball goal will have a large sticker noting the crank height limitations
- N Marina
 - The new hose has been installed
 - Hooks for the front curtain are installed
 - The curtain to be added has been requested due to the removal of the bird nest
 - Repairing/repaving the boat ramp needs to be done ASAP. Paving will start in November if the estimate falls within the original estimate (\$18-20K).
 - Rick has scheduled an estimator to look at the finger piers to install bolts in them instead of nails. (work on NW side has been completed)
 - Security - lights vs cameras. Surveyed neighbors, a few are not in favor of lights.
- Do we require the tennis segment of the racquet sports to use an online scheduling capability?
 - This should be something addressed by the Racquet Club next year, once we have experience with the online reservations system for use by pickleball players.
- Does the walking club have use of the parking lots without passes?
 - Tisa has talked with the walking club. Sea Oats park will not be available for parking once PickleBall becomes active. Tisa suggested using Sound View for walking club parking.
- Rick will be stepping down from the board next year to serve as Commodore of the Boat Club.

Properties

Joel Newton

- No Report

Old Business

- Budget – Board unanimously approved proposed budget by email
- Newsletter – Articles due 9/15
- Nominating Committee Update (Tisa)
 - Need one more volunteer to replace Lisa's position.
 - Sent email to membership and to those who volunteered to serve on Board on the 2022 SSCA Survey. Received back 4 interested candidates.
- Pickleball – Court Construction Update, Court Scheduling System, Lock (Rick)
 - Covered in Marinas and West Side Parks
- Playground Equipment (seesaw/basketball)
 - Covered in Marinas and West Side Parks

- Channel Dredge/Markers Update – (Mike)
 - CAMA permit submitted
- New Slips (Mike)
 - LSI is ready to start next week or week after.
- Non-email Members – Communications Strategy (Tisa/Penny)
 - Letters went out
- Online Event Registration (Tisa)
 - Use for Volunteer Appreciation Event
- New Kayak Racks (Rick/Joel)
 - Bob Baculik will help out building more Kayak Racks at Loblolly

New Business

- No New Business

Upcoming Meetings

- October 9, 7:00pm, General Membership Meeting
- October 19, 9:00am. Board Meeting (Meeting may be cancelled if no outstanding issues to address)

Board Adjourned Unanimously