

MINUTES OF SSCA REGULAR BOARD OF DIRECTORS MEETING APRIL 10, 2024

President, Tisa Head, called the meeting to order at 9:00 A.M. at the Pitts Center. Directors in attendance in addition to the President: Joel Newton (Properties), Susan Ippolito (Treasurer/Finance), Aida Alvarez, via Zoom (Volunteer/Social Coordinator), Don Pratt (Long-Range Planning/Bylaws), George Kirby (West-Side Parks and Marinas), Sue Bigbee (Membership/Slip Rentals), Jeff Johnson, via Zoom (Secretary). Penny Lobred excused absence. Quorum confirmed.

Sue moved to approve the 4/10/24 BOD agenda; Jeff seconded. Unanimously approved.

Joel moved to approve the 3/13/24 BOD minutes; Jeff seconded. Unanimously approved.

Member comments: None.

President's Comments/Discussions:

Reminder about three-day Earth Day events. Directors should volunteer and be out there if possible. George is trying to get boat owners and Boat Club members to create a "Marina Team" to do regular marina maintenance work. According to the Town, the channel markers have been relocated, and there are ongoing discussions with the Town about taking over channel marker and dredge responsibilities. The Town approved a ban on balloons, as have other OBX towns.

Boat Club Report: None

Secretary Report: None.

Racquet Club Report: Penny

Update from Jay:

We will have a Racquet Club Board meeting April 18, with the following items (so far):

1. We circulated the Guidelines among the RC membership and received comments from one individual. We need to decide if we want to incorporate changes into the document, then have the vote by membership May 4. Question for SSCA Board - if we incorporate any substantial change, do we need SSCA approval again? Knowing this will help us to decide what to incorporate.
2. For landscaping, RC Board will discuss landscaping priorities, however we have no budget to spend. According to Tisa and Joel, we have two items - fix irrigation (done) and planting Wax Myrtles on the east side of the courts. We are open to volunteers, for instance Susan Ippolito knows Boys Scout volunteers who want to build benches for us.
3. We have ongoing issues with locks at both Hillcrest and Sea Oats and will discuss this at the RC Board meeting. Options are to switch Hillcrest back to the old Coba locks and replace the failing lock at Sea Oats with a Coba. Or not have a lock on Sea Oats at all. We would appreciate any guidance SSCA Board can provide.
4. We will discuss when we will have the contractor back to fix the dip and paint at Sea Oats, and do the resurface at Hillcrest.

Discussion concerning the locks—that they actually work fine. Members just need to hit “clear” before entering the code. Put up a small sign explaining how to use. Discussion re final punchlist issue on pickleball courts and having the contractor finalize. SSCA still holding a retainer on that work.

Treasurer’s Report: Susan

Bank Accounts and credit cards

- Need to add Jeff to the three bank accounts
- Home Depot cards - need to work with Ron to close out that account

Audit Committee

- Related Party Letters
- Need poc on board to help with deeds
 - Meeting with Katie and Maslin on Tuesday
 - Appoint Maslin as special project coordinator? Jeff volunteered to coordinate with Maslin.

Financials

- Status of Revenue year to date
- Pickleball expense - separate or together with tennis under racquet?
- Credit Card Fees - Slip Rentals and GAMS
- Balance Sheet totals
- Reconciliation of Reserve Accounts
 - Reconcile monthly and transfer funds quarterly
 - Interest Income to become operating income

Picnic Tables and Benches

- Working on inventory of what we have
- Working with Boy Scouts to build and may get lumber donated
- Any wants?

Discussion re using storm reserves for \$1,800 repairs to Sunset Viewing Platform property rather than operating expenses. Bylaws permit as long as there is a designated reserve account. Suggestion from Susan re establishing a policy for using reserve funds like this, a maximum amount (\$2,500?) without specific Board approval. Will address in budget discussions later this year as well as consider adding a line item for unexpected/contingency expenses.

Bylaws/Long-Range Planning/ARB: Don

Please let me know if you see things in the Bylaws that need to be clarified or adjusted. Don said Rick Koch is chair of the ARB, which now has its full five members. He also pointed out how many separate

covenants there are for Southern Shores properties and that some cover only one or two lots or possibly only a single street or block.

Secretary Report: None.

Marina Slip Rentals/Membership: Sue

| Membership Type | Count |
|-----------------|-------|
| Renewed | 1,684 |
| Graced | 243 |
| - Total | 1,927 |

% Renewed 87.4%

- 1 Member Complaint

Received a call about trailer decal not sticking to trailer. Member requested a new sticker. This is a first complaint of this type.

- Emailed gentleman back and recommended he try a different adhesive since a new sticker would have the same problem. Not heard back from him.

MEMBERSHIP

- Meet with rental companies and see if they'll require membership is SSCA

- Meet with rental companies and other realty companies

- Provide marketing material that showcases the SSCA to encourage membership (Aida suggested using a professional photographer for a well-done brochure)

- Working with Susan S. to identify new members via GIS and MC recon. It looks to be about 745 possible new members.

- Susan and I are planning to get together to go over the 745. Plan to use the new member letter that Debbie has been using.

Slip Rentals

| Slip | Quant | % Renewed | Delinquent |
|-----------|-------|-----------|------------|
| Wet Slips | 77 | 100.0% | 0 |
| Dry Slips | 28 | 100.0% | 0 |
| Kayak | 44 | 100.0% | 0 |
| Total: | 149 | 100.0% | 0 |

Rental Fee Paid 100.0%

WET SLIPS

All wet slips now rented, and all fees paid

DRY SLIPS

All but 1 Dry Slip rented (LLT5)

- Slips are very narrow. Waiting to assess viability of slip 5

KAYAKS

All kayak racks rented

2 new Kayak racks to be built before the end of spring. Should reduce backlog to 5

| WAIT LIST | Count |
|------------------|--------------|
| Wet Slips | 42 |
| Dry Slips | 16 |
| Kayaks | 13 |

MARINAS

- All kayaks now in racks. Email about abandoned kayaks prompted owners to claim the 2 kayaks.

- March 29th we were notified of a boat at the NW marina that was slowly sinking, bilge pump issue. NW Slip 7 Notified the boat owner, Ben Stikeleather. He went and fixed his boat. All good.

Communications: Penny:

MemberClicks is currently working on the website template. Deidre is creating new content and I hope to "switch over" to the new site by May 1. This will be seamless for us, but will require a little work on our end. I suggest we send out an email about a week before to have people check out the new look. It will not be so different that it is difficult to navigate. It will be a fresher look that will make it easier to find and highlight information. Let me know if you have any questions or any additions you might have for the site.

Volunteer and Social Coordinator: Aida

Earth Day

- Finalized plan to be three day event
- Solicited site coordinators for each day/each location (Sat at Hillcrest... Sun at Sea Oats, Soundview, Trinitie... Mon at North Marina, Loblolly, and Hillcrest Tennis); scheduled Zoom meeting with them on Fri at noon to discuss logistics
- Finalized [artwork/copy](#)
- Finalized [online registration site](#)
- Published ad in April newsletter and on SSCA website*
- Included in weekly Monday emails to members*
- Added to [Earthday.org](#) (we are the only local group/event on their global [Earth Day 2024 map](#) and [Global Cleanup Map](#))
- Created [FB event](#)*... as of 4/10, 10 going and 36 interested
 - Shared to several FB local groups (also, MilePost shared on their FB page, Ami Hill (The Muse Bus/Buzz) shared
- Lisa Brickhouse-Davis agreed to give on-air PSAs on local radio stations
- Promoted on Nextdoor and IG*
- Printed posters and flyers, delivered to TOSS, Cosmos, Starbucks, Chinese place next to Food Lion, Home Depot, KHES (Food Lion, Harris Teeter and DWCC declined)
- Designed digital ad for SSVFD digital sign
- Confirmed donations from Home Depot, VusicOBX, Steamers, and Amy's Candles
- Confirmed F&B (The Muse Buzz and OBX Wake and Take), menu: coffee, teas, cold pressed drinks, muffins and quiche
- Confirmed onsite vendors: Surfrider, OBX Tree Doc, Master Gardeners, VusicOBX
- Confirmed TOSS will pick up debris at each location at end of each day
- Did site visit to Hillcrest
- Monitoring the weather forecast... as of 4/10, temps and wind look good all weekend, Sat 33% AM showers, Sun 60% AM/PM showers, Mon 24% AM/PM showers
- Trying to encourage/support CPOA participation and encourage TOSS to promote via socials/online
 - CPOA added an announcement to its website on 4/7
 - TOSS discussed at April council meeting and added a post to its FB page on 4/9 (shared twice to FB local groups)
- Next steps
 - Continue to monitor weather forecast
 - Write and distribute press release
 - Continue to promote, board members please share on your socials and encourage friends to support - as of 4/10, at 23% (21 out of 91) of volunteers needed
 - Continue to encourage Boat Club and Racquet Club to ask members to sign up using the online site - as of 4/10, 0 volunteers signed up for Hillcrest and Loblolly, 2 at North Marina
 - Meet with site coordinators
 - Design and produce outdoor signs to be posted at Triangle Park and Hillcrest Drive

Concert Series

- Finalized lineup

- Finalized artwork (poster/flyer)
- Published ad in April newsletter
- Did site visit at North Marina
- Next steps
 - Discuss viability of guests parking in parking lot and walking to the Pavilion
 - Design artwork for socials
 - Create FB event and weekly posts*
 - Promote on website, socials, and Nextdoor*
 - Process invoice for May 5th artist

*Work with Penny/Diedre

Westside Parks & Marinas: George

West Side Parks and Marinas

- Boardwalk at Loblolly Marina completed with water & power utilities installed.
- Reroofing right shed at east side of North Marina is underway. Water damage to front and back corners of left roof. Hardy Peters has no interest in left shed so it will be disposed of.
- Received notice to have Port-A-Potty at Triangle needs cleaning. Called Atlantic Sewage.
- His & Her Electrical performed electrical maintenance work at marinas (Replaced LED bulbs & photocells, Replaced GFCI outlets, circuit breakers & cover, tested all power stanchions). Invoiced was \$1050.
- Joel & I cleared out brush for Kayak racks at Loblolly. Albemarle Tree Service helped - for free and was much appreciated.
- Ordered material for two kayak racks from list provided by Bob Baculik. Construction of kayak racks by Bob is underway.
- Haven't heard back from LSI Marina about 5 year plan for South Marina bulkhead repairs. They have not returned by call from last week. Will start looking for other marina construction companies.
- Joel & I determined kayak rack at Red Bay Lane is not on SSCA property.

Properties: Joel

- + The contractor finished the 172' long Loblolly Marina deck construction project, which also included extending water and electrical lines to two new power pedestals on this deck.
- + Helped Bob Baculik lay out two new kayak racks that he's going to build.
- + Finalized three XOVR replacement designs (west ramp for 132A Ocean Blvd; Mockingbird and 10th Avenue) and gave them to our contractor for cost proposals. Also, provided the contractor a design to replace the west stairs and ramp for the Hickory Trail XOVR with three sets of low rise stairs and two landings for cost development.
- + The contractor reroofed the storage building being saved on the east side of North Marina.

Discussion re prioritizing crossover repairs in light of budgeting issues. Joel suggested that storm reserves could be used for Mockingbird, where the blowing sand is burying the crossover. The Board determined to wait until the Fall to see how Mockingbird was used during the season and to see what funds might be available in the budget—otherwise budget for next year. 10th Ave. is a priority.

Old Business:

Jeff Updated that Karen Kranda and Ernie Dash had volunteered for the 2024 Nominating Committee, and Karen suggested giving Debbie Swick a call. No volunteers yet on the website email address.

AT cell tower proposal to extend term by 40 years. All agreed to table for now.

Lifeguard shed at Triangle: Joel gave update and recommendation that Trout Run is better than Hillcrest or Triangle. At Hillcrest you create problems with parking and that location is not centrally located. At Triangle, similar parking issues as well as possible conflict with cell tower operations. Trout Run is the best location, but we may need to require some screening for the neighbors.

New Business:

Move Board meetings to the third Wednesday of the month at 9:00 A.M. Approved.

Meeting Adjourned: Next BOD meeting May 15, 2024 at 9:00 A.M. Pitts Center.