

MINUTES OF SSCA REGULAR BOARD OF DIRECTORS MEETING MARCH 13, 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 (Volunteer/Social Coordinator), Don Pratt (Long-Range Planning/Bylaws), George Kirby (West-Side Parks and Marinas), Sue Bigbee (Membership/Slip Rentals), Jeff Johnson (Secretary). Penny Lobred excused absence. Quorum confirmed.

Sue Bigbee moved to approve the 3/13/24 BOD agenda; Jeff seconded. Unanimously approved.

Joel moved to approve the 2/14/24 BOD minutes; Jeff seconded. Unanimously approved.

Member comments: None.

Presentation on 2024 SSCA insurance package: Larry Barker and Marcie Walker with Towne Insurance explained renewal coverages. BOD tabled issue of adding wind coverage until next year.

President's Comments/Discussions:

Please get all input/articles for the April Newsletter to Diedre, Penny and Tisa by this coming Sunday. Need a Director to sit on the ARB. Don Pratt volunteered and Board approved. Good things to report: grand opening of pickleball courts happened in January with @ 40 attendees, on-line pickleball registration for courts is up and running (we need to determine how renters can access that system, all marina slips are rented as of the end of February all rented. Reaching out for volunteers for the Nominating Committee and will include in the Newsletter.

Boat Club Report: George said the last GAM was well attended and a success.

Secretary Report: None.

Racquet Club Report: Tisa said that Jay confirmed the grand opening for pickleball was a success and that the on-line system for reservations for play is up and running.

Long-Range Planning/Bylaws: No report.

Marina Slip Rentals/Membership: Sue

Membership Type	Count
Renewed	1,623
Lapsed	290
- Total	1,913

% Renewed 85%

13 New Members

- Most identified through Southern Shore Realty billing
- Sent final email on Feb 22 about delinquent memberships

- 1 Member Complaint

Received an email from Bob Moir on 2/23 complaining about the XOVER at 8th Avenue

- Wants a bench and wider path. Joel addressed this in 2023 with a very comprehensive email We responded that we'll consider a bench if possible, in 2025 but otherwise the XOVER is not scheduled for maintenance for several years. Have not heard back from Mr. Moir.

Ideas for Membership

Drives

- 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

Slip Rentals

Slip	Quant	% Renewed	Delinquent
Wet Slips	77	98.8%	0
Dry Slips	28	100.0%	0
Kayak	44	100.0%	0
Total:	149	100.0%	0

Rental Fee Paid 100.0%
 *100% of what has been billed

Treasurer's Report: Susan

1. Bank Accounts and credit cards

- Towne Bank Credit Cards - admin has been changed to me, new cards ordered for Aida and George. Dixie did not want one.
- Need to add Jeff to the three bank accounts
- Home Depot cards were not used last month - need to work with Ron to close out that account

2. Audit Committee

- Noel, Katie, Pam, Teddy and I met on Feb 26 to get the audit started
- Goal is to be finished by end of March
- Approval of new documents
- Related Party Letters

3. Financials

- Status of Revenue year to date
- Reserve Funds spent
- Pickleball
 - \$2036.38 to Andy's Toolbox - misc
 - \$1865 to Bennett's Irrigation Services
- Channel Markers - Main
 - \$900 and \$950 to Atlantic Environmental CAMA Permit
 - \$1000 to LSI Marine Construction - TOSS Channel Marker
- Reconciliation of Reserve Accounts
- Reconcile monthly and transfer funds quarterly
- Interest Income to become operating income
- Special Projects - \$5900
- Handrail Hillcrest, Deck Boards - not in budget

NOTE: P&L and Balance Sheet updates available in the office.

Communications: No Report

Volunteer and Social Coordinator: Aida

Presented an [overview](#) of the annual Earth Day event including the objective, "5 Ws" (why, who, what, when, and where), promotion and advertising, targeted outreach, onsite logistics, next steps, and timeline.

BOD discussion on whether to make Earth Day a multi-day event. Decision was made that it should be a three-day event: Saturday April 20, Sunday April 21, and Monday April 22.

Westside Parks & Marinas: George:

- Orientation of the SSCA properties and facilities with Rick Koch and Tisa Head.
- Repaired cleat for Slip 15 at South Marina
- Assessment of South Marina bulkhead, slips and dock with Hardy Peters, Tisa and Sue Bigbee. Asked LSI Marine (Scott Small) for a plan for replacement of bulkhead. He said the replacement could be done in stages. Recommendation is complete replacement of existing bulkhead with vinyl sheets.
- Boardwalk at Loblolly Marina is currently under construction. Water and power will be provided for slips 23-28.
- Two sheds at the east side of North Marina have been cleaned out and reorganized (Rick Koch, Hardy Peters, Joel & Myself). One shed suffered water damage due to roof damage and will be demolished (\$400). The second shed will be re-roofed (\$1200) and is planned to store the SSBC oyster tables. Additional space will be reserved for East Coast Sailboats (Hardy Peters) buoys and other equipment necessary for their activities. SSBC will pay for repair and demolition.
- Tar pit at North Marina has been cleaned up and disposed of.
- Called Atlantic Sewage to replace Port-A-Potties with broken hinges.
- Renewed contract with Yard Rescue for mowing and weed control. Mulching at Sea Oats Park is also under contract.

- Retrieved dock ladder at Soundview Park from water and stored at my house until North Easterns are done for the season. Ladder had been separated from dock during winter storms.
- Placed mulch under slide at Sound View Park
- See-Saw at Sea Oats Park is under order. Several people I spoke with said they usually see toddlers and preschool children using the playground. I decided to go with a seat-backed see-saw for safety reasons.
- His&Her Electrical did an inspection of the electrical at the 3 Marinas. They provided a quote of \$1064 for work. Called 3 other electricians for quotes. His & Her Electrical awarded work..
- Portable basketball goal at Sea Oats park toppled over due to hardware failure. Goal was donated by Bill Bennett several years ago. Discussions with Spalding indicated it was not cost effective to order spare parts. Gard Skinner offered to remove the goal in its entirety.
- Repaired picnic table at Sound View Park.
- Examining budget to see if we can build 4 more kayak racks at Loblolly.
- Called Life on the Horizons (David Denison) about repair of one of the curtains at the Pavilion. He is pretty busy so looking at who else can repair the curtain.

Properties: Joel:

- + Got contractor out to promptly repair Sunset bulkhead after being damaged by a dead Cypress tree which acted as a battering ram propelled by Sound waves during a storm.
- + I developed a plan for constructing a 4' wide x 167' long deck along the bulkhead for the six new wet slips at Loblolly Marina, and purchased two power pedestals for installation there. Then gave a contractor a site visit and received proposals for deck construction as well as connecting the power pedestals top water and electrical service.
- + Worked with contractor to replace the 64' of handrails and mid-rails for the 48A Ocean Blvd XOVR, the joists and deck boards in the dune pass at Hillcrest, the Hillcrest shower sunshade boards, 20 deck boards on the ramp from the Hillcrest gazebo to the viewing deck, and the west stairs for the East Dogwood XOVR.
- + Rounded up three volunteers to move the East Dogwood Little Free Library.
- + Bob Trumbull and I installed Trex atop the new East Dogwood stair guardrails, plus a handrail.
- + I worked with Jay Dunlap and Len Schmitz to build an 8' long bridge to the gate on the south side of the pickleball courts.
- + Got a contractor to remove the pile of crushed stone from the pickleball courts construction access and move it to the Hillcrest overflow parking area.
- + Built the door for a Little Free Library created by Bob Baculik, which will be installed at the Kingfisher Sound Access per request of its librarian, Zahra Richards, who owns a home across the street.
- + I mentioned in January that the new dune created at the toe of the existing primary dune was, IMO, creating access difficulty from the beach to about 10 XOVRs. I asked Wes Haskett if a rudimentary handrail could be installed on the new dune. Wes subsequently told me that CAMA would allow three or four posts not deeper than 5' in the sand, with a rope handrail. However, at this time we're taking a "wait and see" approach.

+ Now I've got to turn my attention to preparing sketches for replacing the 10th Ave XOVR, west side of the 132A Ocean Blvd XOVR, and possibly the Mockingbird XOVR due to it being entirely buried in the dune.

New Business:

Jeff to contact three former BOD members to see if interested in being on 2024 Nominating Committee. Also need to include a call for volunteers in the Newsletter.

AT cell tower proposal to extend term by 40 years. Tabled for now. Jeff to circulate some thoughts on the proposal and BOD to then determine next steps.

Lifeguard shed at Triangle: Discussion to move to the Trout Run access. Need to see how wide the public right of way is there and whether it would go on the ROW or on SSCA property.

Meeting adjourned. Next BOD meeting 9:00 A.M. April, 10 2024 in the Pitts Center.

