

MINUTES OF SSCA GENERAL MEMBERSHIP MEETING OCTOBER 14, 2024

President Tisa Head called the meeting to order at 7:00 P.M. at the Pitts Center. Directors in attendance in addition to the President: Susan Ippolito (Treasurer/Finance), George Kirby (West-Side Parks and Marinas), Sue Bigbee (Membership/Slip Rentals), Jeff Johnson (Secretary), Joel Newton (Properties). Don Pratt, Aida Alvarez and Penny Lobred excused absences.

Pledge of Allegiance/Moment of Silence.

Approval of Agenda: Approved unanimously (Members).

Approval of January 8, 2024 General Membership Meeting Minutes: Approved unanimously (Members).

President's Comments:

Thank you to everyone who is here tonight.

Moment of silence dedicated to those impacted by Hurricanes this month. I want to also let you know that the SSCA sent a \$2,000 donation to the NC.org/donations to help with relief efforts in Western NC. These funds came from the funds left over that were designated for our volunteers and SSCA events. We were able to do all the events we had planned for this year, with only the Volunteer Appreciation event left to do in October. Instead of doing that event, Aida (our Volunteer Coordinator) suggested that we use those funds to contribute to help others in our state. The plan is to still do a volunteer appreciation event after the beginning of the year.

This is the second General Membership Meeting of the year. One important topic of our agenda is to announce the voting results for the 2025 Budget, which was sent out to all members on September 23rd. We had 107 members who voted, with 104 voting YES and 3 voting NO. We did allow for comments in this year's voting ballot. A summary of those comments are:

- Majority of comments were thanks to the Board
- Thanks for going to online voting
- NO Votes:
 - o One member felt they didn't have enough information to vote. We did reach out to see what other information they needed. No reply.
 - o One member didn't want to raise the slip rental fees; felt that we had enough money in surplus.
 - o One member believes all slip rental income should go towards marina upkeep.
- In response to the slip/marina comments, I offer the following comments:
 - o Besides dues income (which is \$140,000+), slip rental income is our next biggest revenue source (\$66,000).
 - o The budget and our assets belong to all SSCA members. We don't divvy up the revenue based on assets and where the revenue comes from. Instead, our total revenue is used to maintain and improve all our assets – for the benefit of all of our members. Crossovers require quite a bit of maintenance, and we are on an annual plan to repair or replace 2-4 crossovers a year (we have 34). That does not include major storm damages that we might experience in a year. (We've been very lucky the last couple of years with minimal storm damages). We also maintain Sea Oats Park & Soundview Park, Sunset

and Kingfisher Viewing platforms, three marinas and Pickleball and Tennis Courts. We can't do all of that without some revenue from slip rentals, as well as the revenue we receive from the Cell Tower lease.

- We also contribute every year to reserve funds. There is a specific reserve fund for Marinas – to cover major repairs that were not expected during a year, and for future big expenditures that we know are coming (replacement of bulkheads, piers and docks), as well as storm damage. Every year we put 10% of slip rental income into the Marina reserve account, in addition we add more to the marina reserve (and other reserve accounts) from any net income for the year. I would not consider this to be a surplus, but instead it is money needed to make future repairs or unexpected maintenance requirements that could not be covered by our yearly operating budget.

All in all, allowing for online voting has allowed for more members to be aware of the budget and participate. And, now, with allowing for comments, the Board is able to get feedback from our members regarding our budget. Before last year, the budget was voted on at this month's General Membership Meeting, which typically only had 20 or so members attending.

Susan, our Treasurer, will go over the highlights on where we are on our current year's budget, and what is planned for in next year's budget.

I hope everyone had an opportunity to read the September Newsletter. This is our primary communication tool to get out information on a quarterly basis to our members. It gives a good update on everything that has been accomplished in the last quarter, as well as the various events that were held, and a reminder of upcoming events. With the ability to have a secondary email in our system, we send this Newsletter to all emails – not just the primary email!

After tonight, we will begin our 2025 Membership Renewal campaign, so expect to see Renewal Invoices in your primary email box in the coming weeks! Decals will begin to be sent out later in the year. I encourage you to renew early!! We do send out reminder emails beginning in January to those who have not yet renewed. Last year we got a majority of our renewals by the end of February, which is much earlier than in the past. Online payment has helped with getting this done earlier in the year.

Finally, earlier this month, the Nominating Committee provided the board with list of nominees for 2025 SSCA board of directors with 5 nominees for 4 open positions. The candidates are:

- Luke Falconer (New term)
- Mike Guarracino (New term; previous Board Member)
- Laura Richer (New term)
- Nancy Sheehan (New Term)
- Kenny Woyer (New Term)

Those going off the Board are:

- Tisa Head

- Penny Lobred
- George Kirby
- Don Pratt

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 in accordance to the bylaw requirements and process.

A list of nominees with bios will be sent out in December with an electronic ballot. Members will need to vote for 4 candidates to fill the 4 vacant positions.

Thank you to the Nominating Committee who included Jeff Johnson, Karen Kranda, Debbie Swick, Ernie Dash and Maslin Seal. We have some great candidates to run for the SSCA Board!

With that, I am going to turn it over to our Treasurer, Susan Ippolito to provide her reports.

Treasurer's Report: Susan:

We have had a great year financially. You all have approved the 2025 budget, and you have a copy of the 2024 financials. Any questions on those? I am also available after the meeting to discuss any questions you may have. We are on track with the 2024 budget, with room for completing some additional end-of-year projects and still having \$40,000 to \$50,000 to contribute to reserves. Pickleball revenue of \$4,100 has helped the Racquet Club budget, and we have had an additional \$3,600 in boat slip rental revenue. All slips are rented! Also, we will not be incurring a couple of expenses budgeted for 2024—the contribution to the milfoil project and repairing curtains at the pavilion. However, we did have some additional tree removal expenses in 2024. It is very important that we continue to contribute to reserves, consistent with the reserve study we had done in 2019, so that we can best be prepared for repair and replacement expenses that we know are coming (marina bulkheads, beach crossovers, etc.) and for the surprises that a good storm may throw at us.

Membership/Slip Rentals: Sue:

Membership Type	Count
Renewed	1,882
Lapsed	
<hr/>	
- Total	1,882
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99.7%

	Actual Member @ 10/13/24
Memberships	

Residence	1482
Rental	402
Boat	766
Racquet	400

MEMBERSHIP

- Met with Susan S. and Debbie to begin preparing for the renewals in October. Planning for issuing renewal with a target date of November 1st
- Reconciled Member Clicks to the Masterlist to prepare for renewals
- Selected Hot Pink for 2025 passes, updated manual application with 2025 date, Susan S will add a field on the electronic app
- Sent email to Rick Koch, Aida, and Jim LeBlanc about Trailer Decals. Consensus is they're helpful so we will require their use. Will update the BC insert with the requirement
- Plan to send out renewal packages to members and new members in December.

Member Complaint/Issues

- During the major rain event in September we had 4 boats that took on water. All owners were notified and boats repaired

Slip Rentals

Slip	Quant	% Paid	Delinquent/Open
Wet Slips	77	100.0%	0
Dry Slips	27	100.0%	0

Kayak	52	100.0%	0
Total:	156	100.0%	0

Rental Fee Paid 100.0%

WET SLIPS

All wet slips now rented and all fees paid

DRY SLIPS

All Dry Slips rented

KAYAKS

- Two new kayak racks were built and installed at Loblolly. All are rented and all invoices paid.

WAIT LIST	Count
Wet Slips	48
Dry Slips	23
Kayaks	5

MARINAS AND MEMBERSHIP

- Drafted Marina Rules document that addresses parking, wet slips, kayak slip etiquette
Sent to Rick Koch to review, waiting to hear back.

Bylaws/Long-Range Planning/ARB Liaison: Don: No report.

Secretary: Jeff: No report.

Volunteer/Social Coordinator: Aida excused absence (read by Tisa Head):

Social Event Update

The SSCA hosted a six-part summer concert series from May to October featuring the most talented songwriters in the area with over 400 members and guests attending. The SSCA Boat Club and Racquet Club also hosted several great events for its members.

Volunteer Update

As of October 11th, volunteers have donated nearly 1,500 hours of their time to help keep the Southern Shores community beautiful and well-maintained for all to enjoy.

- Helped to clean up the community on Earth Day in collaboration with the Town of Southern Shores and the Chicahauk Property Owners Association; volunteers collected over 150 bags of debris and organic material, or almost 4,000 lbs.
- Monitored 35 beach accesses/dune crossovers and reported safety and maintenance issues, year-round
- Monitored 12 doggy bag stations to ensure they are well-maintained and stocked, year-round; volunteers distributed 8,400 doggy bags
- Ensured only individuals with valid parking passes use the six SSCA parking lots, in-season; volunteers issued 255 parking citations
- Prepared the volleyball court at the Hillcrest Beach Access, in-season
- Ensured that the four Little Free Libraries are well-maintained and stocked, year-round
- Helped keep the four parks, three marinas, and tennis and pickleball court areas well-maintained, year-round

An event will be scheduled in early 2025 to gather our volunteer teams, recognize those volunteers that have gone above and beyond, and kick off the new year.

Communications: Penny: No report.

Westside Parks and Marinas: George: We completed additional kayak racks this year, with great help from Bob Baculik. A shout out to Len Schmidt, in the room tonight, for all he does. We put together a marina response team that has repaired a shed at the North Marina, constructed new picnic tables, and replaced loose boards on the marina walkways. We replaced the see-saw at Sea Oats Park, and I am working on finishing up repair/replacement of the channel markers.

Properties: Joel: This Fall we will replace the west end of the beach crossover at 84A Ocean Blvd. Likely complete the first week of November. We are also adding a 30 foot long handrail to the walkway on the west side of the 10th Ave. crossover. Waiting for that to arrive so we can install. Next year we will have two big projects: completely replacing the crossover at Hickory and also the west side of 132A Ocean Blvd. We have a line item in the 2025 budget for removing the Russian Olives from the Porpoise Run crossover and replacing those with a less invasive and more “maintenance-friendly” plant.

Town Report: Cliff Ogburn:

Thanks to the SSCA and its volunteers for all you do in Southern Shores. Thanks to SSCA members (Tisa, George, Sue and Jeff) for helping put together a Memorandum of Understanding between the Town, SSCA and Martin’s Point HOA with respect to sharing the costs of ongoing maintenance of the channel markers out of Guinguite Creek and the North Marina. The Town just completed its annual audit. It has over 1.7 billion dollars in property valuation, with an operating fund of over 5 million dollars, 3.5 million of which is in the bank and designated “emergency only.” The tax rate will stay the same for next year. The Town’s CAMA Management Plan has been approved and adopted. The Town is submitting for

various grants with the federal government under the Safe Streets and Roads Program, as well as a grant from the Dare County Tourist Bureau for a path along Hickory Trail. The Town has hired two new police officers, one a woman. We are planting beach grass, installing sand fencing and planning improvements to the cemetery (new benches, driveway and sign), and hopefully we can get some grass to grow under those trees. The Town is undertaking a document scanning program to deal with all of the paper records that have accumulated in Town Hall over the past 40 years. Finally, we have awarded a contract for the culvert bridge replacement on Trinity Road, a \$1,667,000 project. Sorry, but this will be disruptive for some months.

No member comments.

Meeting Adjourned: Next BOD meeting December 18, 2024 at 9:00 A.M. Pitts Center.