

MINUTES OF SSCA GENERAL MEMBERSHIP MEETING JANUARY 13, 2025

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), Kenny Woyer (Communications). Don Pratt, Aida Alvarez and Penny Lobred excused absences.

Pledge of Allegiance/Moment of Silence.

Approval of Agenda: Approved unanimously (Members).

Approval of October 13, 2024 General Membership Meeting Minutes: Approved unanimously (Members).

President's Comments: Tisa:

Happy New Year, and thank you for coming to this evening's General Membership Meeting.

Tonight, I want to highlight some of the big accomplishments of 2024. It was a busy year! But, first, I want to introduce a new Board member since our last General Membership meeting, Kenny Woyer. Kenny stepped in to replace Penny Lobred who resigned from the Board in October and he will finish out Penny's term as Communication Director (which runs through 2026). In Kenny's two short months, he has already made some great suggestions for improvements that will make our processes and communications even better!

2024 Accomplishments – Its January, and a good time to reflect on the accomplishments of 2024. Hopefully you have had a chance to read the December Newsletter, where we have listed a lot of the big accomplishments in 2024:

- Our Pickleball courts were completed in January, and our pickleball players were out there playing as soon as the gates were opened! We also implemented an on-line court reservation system that was used more than 1,700 times to reserve a court.
- More automation improvements included implementing online registration and payment for events - including GAMs, which was well received.
- Our physical asset improvements included:
 - o Adding more kayak racks (thank you Bob Bucalik for volunteering to doing this for us!)
 - o Adding a board walk, electricity and water to the new Loblolly wet slips
 - o Repairs to finger piers, the dock ramp and parking lot repaving at the North Marina
 - o Repaired/refurbished the two old, falling down sheds at the North Marina, done by our new volunteer Marina Team. Their volunteerism which saved as several thousand dollars and gave us much needed room for storage.
 - o As usual, we did repairs and replacement of six crossovers (that was done by using a combination of both contractors and volunteers); replacement of the shower sunshade, new decking and ramp at Hillcrest; and new decking and ramp installed also at the Hillcrest Gazebo - all managed and coordinated by Joel Newton, our properties director.

- Our social events have attracted a lot of our neighbors to come out and play– including the new Songwriters at Sunset music series (Aida Alavarez’s – our volunteer coordinator, idea and coordinator), the monthly paddling socials for kayakers (suggested and coordinated by Susan Ippolito), we had our first plant exchange at the new Triangle Park Garden, as well as our traditional GAMs, four Boat Club events, Earth Day Clean-Up, and Santa Ride.
- Volunteers continue to provide hours of their time to help with a variety of projects – more than 1,900 hours (saving us tens of thousands of dollars) to help with clean-up, repairs, events, parking lot, crossover and doggy bag station monitoring, and sea grass planting. I can’t emphasize enough how important volunteers are to the accomplishments and on-going improvements made in our community every day. A big Thank you to all of our volunteers!

Treasurer’s Report: Susan:

Thank you all for coming tonight.

You should have picked up a copy of our financials for 2024 on the way in. You will see on the second page, the Profit and Loss Statement, that we finished with an un-audited net income of \$80,825, which is approximately \$30,000 over budget. This was due to increased income in almost all categories and reduced spending in most of our expense categories. We overspent in Grounds Maintenance due mostly to unexpected tree removal expenses.

2024 net income will go to increase our reserve accounts which we have in place for storm damage, emergencies and capital improvements. We have a goal of adding 40-50,000 to the reserves each year to ensure Southern Shores continues to be a vibrant and fiscally healthy community.

Membership/Slip Rentals: Sue:

January 13, 2025

Membership Type	Count
Membership	1,903
Renewed to Date	1,178
Left to Renew	725

% Renewed to Date 61.9%

MEMBERSHIP

- Renewal reminder email went out 01/04/2025
- Another renewal reminder went to slip owners 1/10/2025
- Facebook and Next Door posts going out weekly for payment reminders

Slip Rentals

Slip	Quant	Paid	Open
Wet Slips	77	55	22
Dry Slips	27	25	2
Kayak	52	43	9
Total:	156	123	33
% Renewed to Date		78.8%	

WET SLIPS

- 8 wet slips are available for lease/rent . Going thru waitlist now

DRY SLIPS

- 2 Dry slips were surrendered and transferred to 2 people on the wait list

KAYAKS

- All kayak slips are currently leased. 5 were surrendered and transferred to people on the wait list

WAIT LIST

Count

Wet Slips	45	(Will be down to 37 after surrendered slips are rented)
Dry Slips	24	
Kayaks	5	

MARINAS/MEMBERSHIP

Racquet Club

January 6, 2025 Racquet Club Board Meeting Minutes

Present:

President: Jay Dunlap
Yourcourts Admin: Carol Noonan
Facilities: Tony Bigbee
Secretary: Ron Nelson
Social Director: Dixie Weier

1. Concrete walkway at Pickleball Courts

SSCA has approved as a special project a pickleball walkway / picnic table pad. A \$5500 budget will be confirmed by Jay. Ron to coordinate construction with Joel Newton once the weather gets warmer.

Tony to email Rick about adding two shorter benches for the pickleball courts or one longer bench.

2. Winter and Spring Social Dates

Winter Social Pine Island Feb 16 at 2 - 5PM, Jay to set up the event with Pine Island. Ron will provide drinks and snacks.

Spring Social date is Sat. April 26 (raindate April 27) The courts will be reserved 12-3, followed by the social 3 - 5PM;

Kids time will run from 12 - 1 (Dixie will organize), followed by open play.

3. Clean up day April 22

A cleanup day will be scheduled April 22 in advance of the Spring Social.

4. Pickleball Fence repair

Jay to attach a bar to prevent reaching through the fence to open the pickleball door. We are considering how to best secure the top of the fence to the top bar (Tony to look at fence ties). Tony will also investigate a solution to prevent pickleballs from running under the fence.

5. YourCourts user update and scheduling

- Carol to meet with SSCA on Jan. 10, 2025 and establish process for updating YourCourts members starting March 1. Detailed procedures will be outlined by Ron and forwarded to Carol for completion. So far, Carol has updated 574 members, 409 of whom renewed from prior year.

6. YourCourts guest reservations in YourCourts

The current guest YourCourts process used in 2024 was found to work well as 81 guests were able to make reservations with no issues.

6. Board of Directors needed

Email for Winter and Spring events will include wording to add two new board members - Ron and Jay are term limited at the end of 2025. Dixie, Carol, and Tony will continue as board members for one year each, to stagger the board membership (normally board terms are two years).

7. Current membership Update

Per Tony there were 458 RC members as of December 31, 2024 (SSCA budgeted 640). We will keep track of membership each month end to determine count updates through winter.

8. Pickleball Group for Pine Island

Dixie will Look into setting up a group / communication for regular play at Pine Island by setting up an event in YourCourts.

9. Liability Insurance Requirement

A question was raised concerning liability insurance covering the Pickleball clinics run by Lynda Burek . We believe the necessary insurance falls under SSCA

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

Secretary: Jeff: No report.

Volunteer/Social Coordinator: No report.

Communications: Kenny:

Some of the things we are currently working on:

- digitizing files

- setting up a Dropbox structure for file retention as well as for shared access to files by Board members and office staff as well as improved communications among Board members

- setting-up better email access for Board members that is tied to our Memberclicks Webmail account

- training Board members and office staff for Dropbox and Webmail for better access to emails and files

- setting up shared calendars

Westside Parks and Marinas: George:

I am stepping off the Board this year and want to say what a pleasure it has been to serve. I especially want to thank Bob Baculik and Len Schmitz as well as the members of the Marina Team for their great volunteer work throughout the year.

Properties: Joel:

We are ready to kick off the new year with a few projects. First, we will be removing the invasive Russian Olives (currently @ 12 feet tall) at the Porpoise Run Crossover--the biggest problem we

currently have with vegetation. We will be doing a complete replacement of the crossover at Hickory Trail as well as the replacement of the westside of the crossover at 132A Ocean Blvd. (the first crossover south of the cell tower).

Responding to a question from the floor: The Russian olive project may cost @ \$10,000 and the replacement at 132A possibly @ \$14,000.

Town Report: No report

New Business:

ANNOUNCEMENT OF NEW ELECTED 2025 BOARD MEMBERS: Tisa

Before I announce the new Board, I want to say a heartfelt Thank You to those directors who will be going off the Board.

- **George Kirby** has filled two roles during his term – Secretary and more recently, Westside Parks/Marinas. George did an outstanding job in both of those positions! The Westside Park/Marinas is a challenging position, but George jumped right in and got things done! Thank you, George, for always being there to fix things when the calls came in!
- **Don Pratt** was our Bylaws and Long Range Planning Director. Don has been helpful in providing ideas and suggestions for improvements to our bylaws and the planning process. We will continue to build on our long range planning going forward, using many of his ideas and suggestions.
- I will also be leaving the Board tonight. I want to say that serving on this Board for the last six years has been interesting, personally fulfilling and , most importantly, **a lot of FUN**. I've learned so much about the history of this community, and how unique it is. I know some of you have served on the Board in the past would agree with me. I would strongly encourage anyone, who has the time and desire, to serve on the Board! I promise it is NOT a thankless task! Every day the Board gets “thank you’s” for their contributions. I know Joel and his volunteers get thank you’s when they are out working on our crossovers, and even the parking monitors even get thank you’s when they’re out there issuing parking citations! It actually can be fun!

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At this point, I want to announce the newly elected board members. Voting was opened on January 1 until January 10th. We had 118 members cast votes for the three open Director positions. I want to thank all the candidates for volunteering to run for an SSCA Board position. All of us are grateful for your interest in doing that. The three nominees with the most votes and therefore are elected to the Board are (and I ask as I call your name, please stand):

- Laura Richer
- Luke Falconer
- Nancy Sheehan

Thank you again, and Welcome to the SSCA Board!

Hopefully, everyone had a chance to read their bios. All of them expressed a love for our community, and a desire to be a part of serving their community. Between these three, they will be bringing to the job backgrounds and experiences in logistics, working for volunteer and non-profit organizations, managing construction projects, and fostering collaboration and engagement for our environment.

I think we have a great Board that will bring a lot of energy and new ideas for our community!

Member comments: Rick Koch:

Rick introduced himself as a former Board member and current Commodore of the Boat Club. He reminded the members about the monthly GAM's at Duck Woods Country Club and how interesting, informative and important they are, giving as an example the recent talk by the NC Commissioner of Insurance regarding the likely increase in rates in 2025 requested by the insurance companies and the @ 24,000 emails he had received from consumers addressing that request.

Rick then spoke about a potential expansion of the pavilion at the North Marina and his interest in forming an ad hoc committee to explore that. He pointed out that this expansion would allow the Boat Club to avoid spending an additional \$900 per event for tent rental as well as provide a better venue for all SSCA events. He asked the membership to support the idea.

Meeting Adjourned: Next BOD meeting January 15, 2025 at 9:00 A.M. Pitts Center. Next general membership meeting October 13, 2025 at 7:00 P.M. Pitts Center