

MINUTES OF SSCA GENERAL MEMBERSHIP MEETING OCTOBER 13, 2025

President Jeff Johnson called the meeting to order at 7:00 P.M. at the Pitts Center. Directors in attendance in addition to the President: Nancy Sheehan (Bylaws/Long-range Planning), Luke Falconer (West-Side Parks and Marinas), Sue Bigbee (Membership/Slip Rentals) Kenny Woyer (Communications). Aida Alvarez, Susan Ippolito, Joel Newton and Laura Richer excused absences.

Pledge of Allegiance/Moment of Silence.

Approval of Agenda: Approved unanimously (Members).

Approval of January 13, 2025 General Membership Meeting Minutes: Approved unanimously (Members).

President's Comments: Jeff:

Welcome, and thanks for coming out tonight.

We completed our move from the Pitts Center office, along with CPOA, to our new offices located in the flat-top at 13 Skyline. Thanks to the Town for doing the heavy lifting on that. The space is working out great. Please stop by to visit.

At the end of September the Nominating Committee submitted the names of Jim Major and George Beach to the Board as candidates to run for the two Board positions opening up in January. Jim is interested in taking on the Treasurer's position and George taking the Properties position. Their bios and photos will be included in the December Newsletter as well as in an email ballot that members will receive in late December/early January before the January 12 General Membership Meeting at which the results of the e-vote will be announced.

We will be redoing the speed bumps at the Hillcrest beach access in order to make them somewhat "softer" and less harsh as well as to make them more difficult to slalom round. Joel is working on that.

At the suggestion of SSPD, a new "Flock" security camera will be installed at the Hillcrest beach access. That is a busy place in-season, and, hopefully, this will enhance the safety of our members and guests. It will include a camera that records license plate numbers as well an area camera looking at the parking lot. This is the same equipment you will see in a number of locations around town, including on Juniper near the Food Lion entrance.

Joel Newton is not here tonight (on a Viking cruise going down the Mississippi River) but asked that the Board give a shout-out to Russell Ward and Ellen Young, a couple with a house on Sea Oats who also live in Vermont. They identified for Joel the need for certain structural repairs to the gazebo at Hillcrest and then took on the repair work themselves, with Joel's blessing. You have to love volunteers!

Treasurer's Report: Susan is in Michigan helping her daughter with a new baby, so let's move up from New Business the announcement of the vote by the membership to approve the 2026 SSCA budget.

There were 92 votes: 88 “yes” and 4 “no.” Some of the comments from the “no” votes involved wanting more detailed information, and one thought we were spending too much on mowing expenses. (Luke Falconer then address the question of mowing expenses saying the 2026 budget for that was only 3% higher than in 2025 and stated the fact that the SSCA just has a lot to mow. He also pointed out that he and Joel were able to negotiate the final contract price down from that originally submitted.)

A reminder that the current Profit and Loss report and Balance Sheet for the SSCA are available on the table at the door and that those are always available at the office.

So, the 2026 budget has been approved by the membership. Thanks to all who participated in that process!

Committee Reports:

Volunteer/Social Coordinator: Aida:

Aida could not be here tonight, but wanted to encourage you all to pick up a copy of the last Newsletter from the table at the door. Her report for tonight would be largely what she reported for the Newsletter. She also wanted to remind the members to mark the Santa Ride on their calendars—to get out with Santa on December 20th, with a rain date the following day.

Bylaws/Long-Range Planning: Nancy:

I am working on a number of things, including:

--revising the Bylaws, for member approval, in order to clarify, simplify and make them more consistent internally and with current SSCA reality;

--a Mission Statement;

--a planning tool for better tracking all of the work that is done and needs to be done on the many SSCA properties; and

--prioritizing and finalizing a short list of topics and initiatives to discuss with the Town.

Membership/Slip Rentals: Sue:

We are currently showing 1881 members. The renewal process will begin in November. We are encouraging people to renew and pay through the on-line portal on the SSCA website, and to do that before December 31. We will be stuffing envelopes and sending those out with the decals and passes.

On slip rentals, all of our slips have been rented for 2025—wet, dry and kayaks. Our wait list for wet slips is at 41, for dry slips 39 and for kayaks 3.

We have been dealing with a couple of abandoned kayaks and are planning to give notice to Boat Club members to see if anyone claims them, and, if not, sell or donate them. Karen Kranda spoke up about CPOA having to reimburse a couple after CPOA sold an abandoned kayak. She encouraged the SSCA to give as much broad notice as possible. We thanked Karen for the good

advice. Rick Koch suggested putting a notice in the Newsletter as well as in an email, and Kenny thought it would be a good addition to “Porch Talk.”

Secretary: No report.

Communications: Kenny:

Some of the things we are currently working on:

--working to coordinate and produce the Newsletter and give it a clear and consistent tone and style. Thanks to Diedre, Debbie and Susan for all their help with that;

--working to increase engagement with the SSCA through social media. We have recently included alerts about things like weather and safety;

--working to keep the SSCA’s look consistent across different platforms;

--working on developing a digital file repository to securely store SSCA records and also to create a platform for the SSCA directors and staff to better communicate and share files and information; and

--looking at ways to modernize the website.

Westside Parks and Marinas: Luke:

Please see the last Newsletter for a more complete list of what I have been working on and what we are planning to work on in the future. Some of these include:

--redoing the bulkhead at the South Marina;

--identifying the area for the commemorative brick patio at the North Marina pavilion and assisting Susan with the brick sale initiative (pavilion addition to be funded by the brick sales would likely happen in 2027);

--ongoing repairs to and maintenance of the marinas and parks; and

--coordinating replacement of the pickleball fence at Sea Oats Park.

Rick Koch spoke up encouraging more advertisement of the brick sale so that the pavilion addition might occur in 2026 rather than 2027. Discussion about using the Newsletter and social media for that. Kenny pointed out that we are trying to work on a method for members to purchase and pay for the bricks on-line—that the manufacturer’s set up is making that more difficult.

Properties: Joel: No report

Town Report: Cliff Ogburn:

The Town is pleased at how the SSCA and CPOA moves to Skyline went, and we appreciate both organizations working with us to do that. We feel that is a great use for the house—it makes sense.

In connection with the conversion of the SSFD from a volunteer fire department to one that is actually a department of the Town, we have hired four full-time captains, one of whom was an internal promotion. We have also added an Assistant Fire Chief, who will start in May of 2026.

On street projects, we are planning to repave East Dogwood soon and also to address the drainage problems at the intersections of Duck Road and Hickory and Duck Road and 13th Ave. We have applied for a federal grant to help fund the work at 13th Ave.

We will be paying off in May the funding for the beach nourishment project and should be rolling into a new one with other towns, but on a smaller scale.

We have a goal of new sidewalks all the way up to 13th Ave. on both sides of Duck Road but are first focusing on repairs to existing sidewalks and replacing asphalt with concrete. There may be funds available from the Dare County Tourist Bureau for sidewalk infrastructure.

We are looking at raising the speed limit on Highway 12 in order to discourage the many “low-speed” vehicles that are allowed to use it with a 35 mph limit.

When Rick Koch asked if there were any updates on the Mid-Currituck Bridge Project, Cliff said it was still in the permitting process—one step forward and two back. Rick said that more information on how the bridge was to be funded would be helpful.

Member comments:

Rick Koch: Rick encouraged the SSCA to promote the brick sale so the pavilion expansion can happen. He asked Cliff if there was a possibility of having a flock camera installed. Jeff suggested that Rick ask Chief Kole. Rick said that the GAMs were moving to the third Thursday of the month in 2026 and outlined dates for 2026 events, which would be posted on the SSCA website. Finally, he called for volunteers for the SSBC Board and for the ARB.

Len Schmitz: There will be more beach grass planting this coming year. Look for notices on that so you can volunteer to help.

Meeting Adjourned: Next BOD meeting November 19, 2025 at 10:00 A.M. Pitts Center. Next general membership meeting January 12, 2026 at 7:00 P.M. Pitts Center