

## SSCA Board Meeting Minutes

14 January 2026

### **Call to Order By President (Susan Ippolito)**

- Meeting called to order at 10:00am

### **Attendees:**

- All Board members in attendance, except Sue Bigbee and Laura Richer due to travel.
- New board members welcomed: Tisa Head, George Beach, and Jim Majors

### **Approval of Agenda & Previous Minutes**

- Motion made and approved to accept the agenda for meeting.
- Motion made to approve previous board meeting minutes (December 2025) with noted changes, General Membership meeting minutes (October 2025), and Board organizational meeting minutes (January 12, 2026) minutes. Approved unanimously.

### **Presentation by Lori Trawinski re: Circle Pond Maintenance & Volunteer Project**

- Presentation on the history and current issues of Circle Pond, including invasive Phragmites management. Manual cutting and bagging recommended; herbicides and burning discouraged.
- Plan to start cutting and removal this weekend; volunteers and transportation needed for bagged debris. Asking SSCA for help with this.
- Discussion on contacting pond-adjacent neighbors and forming a neighborhood group for ongoing maintenance. SSCA to support volunteer recruitment and logistics but not formal project approval or ownership.
- Discussion regarding insurance coverage for SSCA member volunteers and events, similar to what is available for sea grass planting volunteers.

### **President's Comments (Susan Ippolito)**

- Working on updating Red Binders and will have them for next meeting in February.
- Great attendance at General Membership meeting (about twice as many as usual). Having a presenter after meeting was probably a draw for more attendees. We will consider having presenters at these meetings in the future.
- Received comments from two attendees after General Membership Meeting.
- Received three communications from members since last month:
  - Flock Camera concerns. Concern raised about surveillance, data access, and duration of storage. Board voted to allow installation of camera (we do not own them, they were installed by the Town). Jeff prepared a response to the member. A copy of response will be sent to the Board. Discussion about dumping at Hillcrest

and camera may deter some of that. Susan suggested putting this in New Business and having a discussion. Possibly messaging to members reduced dumping after sharing photos and advisements.

- Website concern. Financials and other documents are not available. We stopped posting on website because of phishing and scam concerns. We will be redoing the website this year.
- Speed bumps. Thank you for installing them. Discussion about installation of new speed bumps and removal/disposal of old speed bumps.

### **Racquet Club**

- No report.

### **Boat Club (Luke Falconer)**

- Need to install a light in the shed. Rick was taking the action to get a first aid kit and AED at the pavilion.

### **ARB (George Beach)**

- ARB (Architectural Review Board) discussed covenant interpretations, especially regarding pilings and dwelling definitions, to protect board members from legal action. Jeff, Susan, Luke and Tony met with SSCA attorney (Grouse Gray) to discuss.

### **Treasurers Report (Susan Ippolito)**

- Year-end finances in good standing: Increased reserves, membership dues, and savings on expenses.
- \$47,000 projected for Reserves in 2025; Actual will be \$88,000 (once financials are audited).
- Budget update requested for full year 2026; reserve funding meeting planned for February.

### **Membership Report**

- Membership renewals went out in November; currently at 55% renewed, or 1034 members
- Renewal reminders to go out to members later this month
- Working on communication for Rental Companies
  - 100% participation in SSCA
  - Work on scheduling meeting with rental agents
- WET SLIPS - 9 Open
- DRY SLIPS - 1 Open
- KAYAKS - 2 Open
- WAIT LIST Count

- Wet Slips 38
- Dry Slips 42
- Kayaks 3

### **Volunteer Coordinator (Susan Ippolito)**

- Laura is the new Volunteer Coordinator and Dixie Weir has volunteered to assist her. The plan is to do all the events that we did last year, and possibly add a few others.
- Earth Day event scheduled for April 18; Flat top Tours on April 25. Skyline 13 to be on tour, SSCA can provide volunteers for the home tour.
- Two volunteer appreciation events were on the plan for 2026. Discussion about organizing a board and employee appreciation event as one of those events. Board supported that suggestion.

### **Bylaws and Long Range Planning (Nancy Sheehan)**

- Bylaws revision underway; goal to finalize and vote in February. Nancy has sent out draft to be reviewed by Board.
- Reserve study discussed for long-term financial planning.
- Potential for community mapping and engagement as part of NC Resilient Coastal Communities Program, possibly at Earth Day or other events.

### **Westside Parks and Marinas (Luke Falconer)**

- South Marina- Moving forward with Major permit, will have some numbers and options to review Feb meeting, including replacement versus expansion.
- ☒ North Marina – met with Kevin from Millstone on Friday Jan 9 th . Discussed longevity of slips; estimated about 5-7 years. He is going to quote NE deck board replacement and surgical finger pier revisions.
- ☒ North Marina – ramp side – frost free hydrant leaking, shut off water Saturday. Contacted Action Plumbing to replace both hydrants and the south hydrant is broken as well.
- ☒ Sea Oats Pickleball court fence next steps. Planning board meeting Dec 15 th , 5PM – Result was approval of ZTA amendment, next step TOSS council meeting Jan 6 th . Susan, Nancy and I attended. ZTA pulled for revision, next meeting Jan 21 st 5PM, then TOSS town council Feb 3 rd 10AM. In process getting contractor quotes.
- ☒ Assisted Joel, Russ and Ellen with speed hump install at Hillcrest.
- ☒ Sea Oats Park, irrigation control. The key I made and placed on back side of control panel for irrigation control has gone missing. Sue B checked with Ron
- Tree trimming needed at marinas. Will be getting a quote from OBX Tree Doctor.
- 6,000 dog waste bags ordered and stored for community use; about 20,000 used annually.

### **Communication (Kenny Woyer)**

- Website redesign and rebranding discussed; seeking local designer and considering color palette and logo update.
- DropBox structure for board documents to be streamlined for continuity.
- Plan to centralize board communication through office and minimize exposure to spam/phishing.

### **Properties (George Beach)**

- Crossovers: Doing transitional survey with Joel this week, and prioritization for repairs and replacements. Two crossovers scheduled for replacement this year.

### **Old Business**

- Ongoing work on pavilion property use policy and newsletter communication policy. It will need to be reviewed and approved by Board.
- ARB – Need to complete work on identifying definitions for use by ARB.
- Surf Competition - Susan will take action to get indemnification from organizers for the event.

### **New Business**

- Discussion using AI for meeting minutes. Also, minutes should be at high-level, documented action items and motions approved. Directors can provide notes to Secretary prior to meeting, or post meeting of items to be included in minutes.
- Circle Pond clean-up – Board approved allowing Lori to begin clean-up process. She can also contact property owners by pond. SSCA can help with getting volunteers, and will provide trash bags and removal of bags one time. Use first clean up as a “test”.
- Request from NEST for new sign regarding lights on crossovers approved by board. SSCA will provide oversight of installation. Signs not to be installed at all crossovers; Properties Director to determine locations.
- Hardy Peters, East Coast Sailboats offering dry slip rentals in Powells Point; board agreed to share info with members.

Adjourned meeting at 12:00pm.

Submitted by:

Tisa Head

Secretary

