

SSCA Board Meeting Minutes

February 18, 2026

13 Skyline Dr.

Meeting called by:

Susan Ippolito, President

Type of meeting:

Regular Board Meeting

Attendees: Susan Ippolito, Luke Falconer, Kenny Woyer, Nancy Sheehan, Jim Major, George Beach, Tisa Head, , Sue Bigbee, and Dixie Weir. Laura Richer – absent.

Approval of Agenda & Previous Minutes

- Motion made and approved to accept the agenda for meeting.
- Motion made and approved for previous board meeting minutes (January 14, 2026)

Member Comments

- One member in attendance/ no comments

President's Comments - Susan

- Communication's Requests Policy/Guidelines – Provided to Directors to review for next meeting.
- Suggested Policy for access to office - provide code to SSCA Directors, President of clubs, and SSCA committee leaders.
- Thanked everyone for coming in for breakfast with the staff. Good way for new Directors to meet the staff.

Racquet Club - Susan/Dixie

- Winter play at Pine Island every Wednesday
- Spring Social 4/19/26 2:30-5:00 at N. Marina. On the same day, volunteers will clean up courts
- Tennis Courts - there are some cracks on courts that have been filled.
- Court Resurfacing – Club has identified a couple of vendors for RFPs (will obtain at least 2 bids). SSCA Board will review and approve contract. Resurfacing is in budget (from racquet club reserves)

Boat Club - Luke

- SSBC meeting coming up – will talk about new members, what went well (or not well) in 2025
- Brick sales – about 125-130 sold
- Detailed report provided separately

ARB - George

- Received 4 applications that were approved
- New ARB Committee includes 5 members: Tony Bigbee (Chair), Liz Lanier (new), Rich Dorsey, (new), Maslin Seal (new), and George Beach

Treasurer's Report - Susan/Jim

- Not many expenses this time of year; revenue is \$195,000 in dues and rental fees (budgeted \$281,000), about \$10,000 behind 2025
- Cash at \$290,000; \$600,000+ in reserves
- Discussion of set-up of accounts in QuickBooks. Set up categories/class for projects.

- Audit Committee: Spoke with Noel, will start the process to convene an audit committee. Will put out request for committee volunteers. Noel will oversee the committee, Bill Lanier may serve on committee.
- Detailed report provided separately.

Director's Reports:

Volunteer Coordinator - Dixie

- o Working with Aida to transition documents
- o Earth Day April 18 - Opening at Pavilion 9-1; pizza and refreshments afterwards
 - Working to identify coordinators for sites, Coordinators will pick up supplies at 9:00 at pavilion.
 - Coordinating with Chicahawk and vendors (will be at pavilion for event after clean-up)
 - Ready to send out requests for volunteers
 - Asked for a video of event (Kenny)
 - Will not clean-up all cross-overs; list provided by Joel & George that need it.
- o Flat Top Tour April 25, 1-5 - Discussed if we should do Open House for SSCA members same day, or another day. Easter weekend is a good time for non-residents. Need Board volunteers for Flat Top Tour at 13 Skyline. Decision not to do Open House same day as Flat Top Tour.
- o May 17 Volunteer Appreciation Day at Tap Shack; Lucky 757 playing
- o Concert Series – dates and musicians are planned (4 events); Communications will post dates
- o Block Party – possibly do sometime this year at 13 Skyline or another venue
- o Welcome Committee/Hospitality – Discussion if we should we reconstitute committee. Nancy, Susan and Tisa will meet separately to discuss. There is \$200 in budget for this committee.
- o Food Trucks – Have approval for 3 days in summer to have Food Trucks at Hillcrest. If it goes well, will pursue a change to the ordinance to allow SSCA to have Food Trucks during summer at Hillcrest.

Membership/Slip Rentals - Sue

- Membership
 - o 76% renewals (as of 2/28)
 - o Sent reminder to pay on 2/17 for dues/rentals
- Slip Rentals
 - o March – will target slip owners
 - o Slip rentals – 85% (20 o/s); Wet slips -16 o/s; kayak 4 o/s
 - o 79 total wet slips (with conversion of large slip at S. Marina)
 - o 3 open slips; 15 slips changed hands; 0 dry slps, 2 kayak open
 - o Wait list: 27 for wet slips; 37 for dry, and 1 for kayak
- Detailed report provided separately.
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Bylaws/Long-Range Planning - Nancy

- Bylaws-
 - o Board Approved proposed revisions to Bylaws
 - o Proposed Bylaw changes will be sent to membership for approval.

- Coastal Resilience Committee
 - o Nancy on committee to represent our members
 - o Would like a table at Earth Day event at pavilion about this effort
 - o Consulting firm working with Town to create a website, with interactive map, and a survey to solicit input from residents.
- Website Redesign
 - o Current SSCA website does not meet national standards for accessibility
 - o Nancy will take on leading website rebranding; working with Maslin
 - o Suggest survey to get members' feedback
- Detailed report provided separately.

Secretary - Tisa

- No report

Communication – Kenny

- Director emails all updated, hopefully no more phishing received. Deidre and Debbie's emails will stay the same. They can identify phishing emails.
- Resolved club email issues
- Shared calendar -Team Up app – puts all calendar info in one spot; everyone can look at app and decide if we want to use
- Surf Riders Event for whole beach clean-up this weekend
- Detailed report provided separately.

Westside Parks & Marinas - Luke

- North marina – hydrants replaced
- Pickleball Zoning change went thru Planning Board – will go to Town Council for approval; Public comment session after Town Council meeting
- Speed bumps installed at Hillcrest
- Tree work to begin at marinas; will have contractor look at Sea Oats for trimming needs
- Detailed report provided separately.

Properties – George

- Completed annual assessment of crossovers with Joel, identified a few items for repair.
 - o Sand is issue at most crossovers; worked to remove sand at 5; will have to use a contractor for other 7-9. issues for crossovers. If anyone gets complaints, refer them to George.
- Speed limit signs going up at Hillcrest – 15mh
- Circle Pond – Not a lot of volunteers are showing up. This will be an 18-24 month project.
- Detailed report provided separately.

Old Business:

- Approve Proposed By-Laws Changes – Approved by Board; will go to membership for approval
- Pavilion/property Use and Rental Policy. Susan provided proposed changes for Board's review. Board will vote on policy at March Board Meeting.
- Communication/Newsletter policy update – No discussion.

- Discuss establishing a policy for interpretation of the intent of certain provisions in restrictive covenants to provide future guidance to ARB and to encourage consistency in ARB decisions. – No discussion.
- Confirm top points for discussion with TOSS and next steps/timing. (Nancy)
- Surf Competition at Chicahawk beach – Should sponsors request permission from SSCA and provide insurance. Susan emailed event organizers, but no response.

New Business:

- Rebranding and Website Redesign – Discussed. Nancy taking lead (working with Maslin)
- North Marina Maintenance – Contractor advises marina still has 5-7 years left; some repairs needed.
- South Marina Expansion – Will be a future discussion
- Fishing Line Retention System Request – Debbie Swick requested fishing line discard container be placed at marina. Approved by Board. Luke will coordinate installation.
- Sea Grass Smell – Have received a few member complaints. TOSS cannot do anything about it. We'll have a separate meeting, with Nancy, Susan and Tisa, to discuss if there is anything that can be done.
- Pickleball Fence – Received bids two commercial fencing vendors (\$25k/\$31k). Superior Fencing was \$25,000. Motion to Board to approve contracting with Superior; motion approved. Additional paving for bench area will cost about \$2,400. Fencing is budgeted from reserves; \$2,400 from Pickleball reserves.
- Request to Name North Marina Pavilion for large contributor
 - o After Board discussion, decision made to not approve naming pavilion after large contributor. However, Board will look at creating recognition on a plaque for different contribution levels (to be displayed in pavilion)

For next Board Meeting New Business: Add Signage Discussion.

Adjourn: Next BOD Meeting on Wednesday, March 18, 2026, at 13 Skyline Drive

Respectfully submitted,

Tisa Head

Secretary