

**Southdown Shores Association (SSA), Inc.**  
**Annual Meeting**  
**07 March 2023, 7:00 PM**  
**Edgewater Library**

**Minutes**

- 1) Call to Order – Meeting was called to order at 7:05 p.m. Board members present included:
  - A. Joe Papetti, Jay Brinson, Fred Jones, Ben Fransen, Tim McGreer, Bob Murphy, and Nick Bridges
- 2) Reading of Minutes from 01/17/2023 Meeting – Jay Brinson read the minutes and they were accepted without change. A final copy is attached hereto.
- 3) Reading of Minutes from 2022 BoT Meetings – Jay Brinson read all previously-accepted meeting minutes from 2022. No questions were raised.
- 4) Reports of Officers and Standing Committees
  - A. President's Report – Joe Papetti provided no update.
  - B. Treasurer's Report – Ben Fransen provided an update on the standing accounts and an overview of a proposed budget for 2023. Questions were raised about line items for Park and Marina. The Board decided that the budget needed further review and to take up the matter at the next Board meeting. A copy of the draft budget and account balances provided at the meeting is attached. A community member requested that the Board evaluate the opportunity to move some of the community funds into an interest-bearing account.
  - C. Harbormaster Committee's Report – Tim McGreer presented the report, a copy is attached here. A few questions were raised that were moved to the new business section of the meeting (below).
- 5) Reports of Special Committees
  - A. County Matters
    - i. Lee Conservancy Update – Joe Papetti reported that there was nothing of note to report.
    - ii. Greenlife Senior Communities – Bob Murphy provided an update on the latest plans that are available through the county. The Board will continue to monitor activity.
    - iii. Old Giant Property – Bob Murphy provided an update about the Lees hiring NAI Michael to lease the property but that the Board is not aware of any new activity.
  - B. Community email monitoring – Joe Papetti continues to monitor and respond to emails but nothing of note to report.

- C. Community Sign Update – Jay Brinson reported that the Board had approved a new design for the oval portion of the sign and that it was to be installed in April. A question was raised about the remainder of the sign and it was addressed in the new business portion of the meeting.
  - D. Status of Collapsed Culvert Pipe – Nick Bridges reported that our grant application to replace the collapsed culvert with a rain garden had been approved and that design activity would begin soon. The Board expects to be kept in the loop as the work progresses and Nick will provide regular updates.
- 6) Unfinished Business
- A. No Unfinished Business
- 7) Roll call to establish count of Members in good standing present was conducted and a quorum was confirmed in accordance with the by-laws.
- 8) New Business
- A. Board Elections
    - i. Board members’ terms expiring included Ben Fransen and Jay Brinson. Both Ben and Jay indicated an interest in remaining on the Board.
    - ii. Al Sewell volunteered to join the Board.
    - iii. The Board discussed and determined via the by-laws that Al could be added to the Board via majority vote.
    - iv. A show of hands was utilized and Al Sewell was duly voted to join the Board for a term of two years.
  - B. Following election of the new Board member, the Board voted in its officers for the upcoming year. The following Board members will serve in the following roles until the next Annual meeting in 2024:
    - i. Joe Papetti – President
    - ii. Tim McGreer – Vice President
    - iii. Ben Fransen – Treasurer
    - iv. Secretary – Jay Brinson
  - C. The Board also elected Tim McGreer to serve as chair of the Harbormaster Committee.
- 9) The following items were discussed during the member comment and discussion portion of the meeting:
- A. It was requested that the Board actively solicit payments and memberships to the Association by issuing a mass mailing. Joe Papetti agreed to lead on the item.
  - B. A question was raised about the community’s insurance policy regarding adequacy of coverage for the marina. Ben Fransen agreed to provide Board

members with a copy of the policy. The Board will evaluate and discuss any concerns.

- C. A question was raised about establishing an investment account to improve returns for the community. The Board agreed to discuss at its next meeting.
- D. A request was made of the Harbormaster Committee to more actively monitor the operability of boats. The HC agreed to follow through.
- E. The Board agreed to send out a notice on the Marina clean up date and to discuss ways in which to incentivize more volunteer participation.
- F. Families living on Southdown Rd. requested that the Board write a letter to the Lee family about trucks coming down Southdown Rd. despite the existing signage. The Board agreed to discuss in its next meeting.
- G. It was requested that the Board speak to the Lee's about better maintaining the Giant property.
- H. The Board clarified that volunteers will be needed to paint and repair the remaining portions of the community sign. To be addressed before next meeting.
- I. A member requested that the Board evaluate who owns Roslyn Walkway (the County or the Association) and who is responsible for snow removal and other basic maintenance.
- J. A question was raised about the cost of Kayak access.

10) No additional announcements were made.

11) The meeting adjourned at 8:55 p.m.