

Southdown Shores Association (SSA), Inc.
BoT Meeting
19 April 2023, 6:30 PM

Minutes

- 1) Call to Order – Joe Papetti 6:36
 - a. Attendees: Joe Papetti, Tim McGreer, Ben Fransen, Bob Murphy, Nick Bridges, Al Sewell, and Jay Brinson
- 2) Reading of Minutes from 03/07/23 Annual Meeting – Jay Brinson read minutes from the March 07 annual meeting. The Board made a minor amendment to the minutes and then adopted as amended. The final minutes are attached.
- 3) Reports of Officers and Standing Committees
 - a. President's Report – Joe Papetti, no update provided
 - b. Treasurer's Report – Ben Fransen indicated that property taxes had been paid and then presented the 2023. The Board discussed the budget and requested that the Park line be re-labeled as Beautification. No further changes were made and the Board voted to adopt the Budget as amended. The updated budget is attached.
 - c. Harbormaster Committee's Report – Tim McGreer indicated that a separate HC meeting did not occur prior to this BoT meeting so no new minutes were presented.
 - i. The Board discuss boat operability concerns in Slip 04 and Slip 16. It was decided that the President will send a letter to the slip holders giving them 5 days to pay dues (if not already paid), until May 15 to make the boats operational, and to immediately secure their boats so as to not cause harm to neighboring vessels. Questions regarding operability are to be directed to the Harbormaster Committee Chairpeson.
 1. Tim McGreer will confirm if the above slipholders are current on dues prior to sending the letter.
 - ii. It was decided that May 13 will be the marina clean up date and that May 20 will serves as the back up date. Jay Brinsont send email to community and request volunteers. The Harbormaster Committee will create a job list for the day and Al will organize a cook out. The Board requested that the HC add Ivy clean up along the hillside adjacent to the Marina to the list of clean up day items.
- 4) Reports of Special Committees
 - a. County Matters

- i. Lee Conservancy Update – Joe Papetti reported that there will be a Zoom call on 6/13 about the proposed resort at Liberty Marina and agreed to send information on the Zoom call to the other Board members.
 - ii. Greenlife Senior Communities – Bob Murphy reported that there is a recorded presentation on the County website and will watch the presentation and provide a summary to the Board.
 - iii. Old Giant Property – Brinson – no update
 - b. Community email monitoring – An email has been received from the County requesting permission to spray for mosquitoes. The Board voted to authorize the County and Joe will confirm.
 - c. Community Sign Update – Jay agreed to ask Kevin if he wants us to add it to community clean up/marina clean up day
 - d. Status of Collapsed Culvert Pipe – Nick Bridges reported that a group from the County is coming to the marina on 4/25 to review the site with one of the bidding engineering firms. Multiple bids are needed and Nick will continue to monitor progress.
- 5) Unfinished Business
 - a. Ben reported that 25 checks received were received from the mailing that went out in early April. Ben agreed to update the e-mail list and send the latest version to Jay to utilize for communications.
 - b. Ben agreed to send out a copy of the marina insurance policy for all Board members to review prior to the next Board meeting.
 - c. Ben, Jay, and Bob agreed to work together to establish a set of recommendations for transferring a portion of community funds from the checking account into an interest bearing account.
 - d. Al agreed to follow up with the County about maintenance of the old Giant site. The Board decided that no further action was warranted regarding trucks that inadvertently turn onto Southdown Road.
 - e. Nick agreed to take on the Roslyn Walkway matter and report back to the board on ownership and maintenance responsibilities. Jay offered to help as needed.
- 6) New Business
 - a. The Board discussed a request to issue additional marina gate key fobs to community members. After a lengthy debate the Board agreed to take no action at this time and keep the single gate key policy in effect. The Board agreed to revisit the matter in the future.
 - b. Al brought to the Board’s attention new State legislation related to HOAs and their responsibility to maintain sufficient funding to repair/replace community assets. The Board agreed to solicit a formal legal opinion regarding the

applicability of this legislation to our Association. Al agreed to take the lead on the matter and report back to the Board and Bob agreed to follow up with Mike Gilner.

- c. The Harbormaster Committee will meet and begin working on a long-term capital budget for the Marina and develop recommendations on associated Slip Fee Increases needed to support that budget. The HC will present its recommendations to the Board later this year.
 - d. The Board discussed policy related to slip holders who have or want to have two slips. The Board provided guidance to the Harbormaster Committee to clarify the Harbor Rules to support the concept of a June 1 “Second Slip Guarantee Date”. That is, if any member with a second slip has not received a notice from the Harbormaster Committee to remove their second boat by June 1 then that member is guaranteed that second slip for the remainder of the boating season. The Harbormaster Committee will present the Board with the proposed rules changes at the next Board meeting.
 - e. Nick agreed to buy and install a new solar light at the T-Pier.
 - f. Jay agreed to talk to Bill Harrison about updates to the community website.
- 7) No further announcements were made
- 8) The meeting adjourned at approximately 8:45 p.m.