

Southdown Shores Association (SSA), Inc.
BoT Meeting
October 11th, 2023, 6:30 PM

Minutes

- 1) The meeting was called to order by Joe Papetti at 6:35 p.m.
- 2) The Board voted to accept the minutes from the 4/19/2023 BoT meeting. **Reading of**
- 3) Reports of Officers and Standing Committees
 - a. President's Report – No update provided
 - b. Treasurer's Report – Ben Fransen provided a brief update on recent transactions and the status of accounts. A copy of the report is attached to these minutes. There was brief discussion about moving money into an interest-bearing account which was addressed in the action section of the meeting.
 - c. Harbormaster Committee's Report – No update provided
- 4) Reports of Special Committees
 - a. County Matters
 - i. Lee Conservancy Update – No update provided
 - ii. Greenlife Senior Communities – No update provided
 - iii. Old Giant Property – No update provided
 - iv. Liberty Marina Hotel - Jay Brinson reported that the County's decision to deny the application to rezone the property was being appealed by the applicant. The Board will continue to monitor this matter.
 - v. County Master Plan
 1. Jay Brinson reported that the County is currently undertaking an update to its land use master plan. The process will include requests for rezoning and the Board may want to actively participate in the process. Jay Brinson will continue to monitor and participate in meetings.
 - vi. The County's department of rec and parks is requesting public comment for uses within a new park at the corner of routes 214 and 2. The Board will continue to monitor activity.
 - vii. The board noted that landscape maintenance at the old Giant has been better.
 - b. Community email monitoring – Nothing to report.
 - c. Community Sign Update – The work is complete and this will be removed from the agenda.
 - d. Status of Collapsed Culvert Pipe Project – Nick Bridges met on site with representatives from DNR, the Riverkeepers, and the project's engineer. SSA

provided them with our copy of the boundary survey. Three concept drawings to be provided in November. The Riverkeepers have requested to present at our community meeting in February. Nick to ask Riverkeepers if they can present to board independently prior to broader community engagement.

5) Unfinished Business

- a. Update on HOA status determination – Bob Murphy is continuing to work to resolve whether or not the pending HOA facility maintenance law applies to SSA.
- b. Capital Improvement Budget for Marina – The Harbormaster Committee has not yet completed this effort.
- c. Second Slip Policy Recommendation – Harbormaster Committee has not yet completed this effort.
- d. A new solar light was installed at T-Pier. Item to be removed from future agendas.
- e. Liability Insurance Coverage limits were reviewed by the Treasurer. The Board agreed that no changes to policy are needed. Item to be removed from future agendas.
- f. Recommendation to transfer funds to interest-bearing account – ***The Board approved the transfer of \$50,000 to an interest-bearing account.***
- g. Maintenance of Old Giant Site – AI noted that maintenance has begun. Item will be removed from future agendas.
- h. Roslyn Walkway matter ownership and maintenance responsibilities – Nick updated the Board. ***Based upon the update the Board does not believe it has any obligations based upon property tax requirements.*** This matter is closed and will be removed from future agenda.
- i. Community Website Update and Next Steps – Jay reported that an annual budget line item will be needed to properly update and maintain the website. ***The board voted to approve \$200 annually for website hosting.*** Jay will provide an update to the Board when a first draft of the website update is ready.

6) New Business

- a. Fall Cleanup or Fall Social Dates – no dates selected
- b. Marina Gate/Security Upgrades – The Board discussed recent issues with the gate's functionality and will continue to monitor issue for impact.
- c. Restructure Harbormaster Committee format (9/17 email from Tim) – This issue was not discussed and was tabled for next Harbormaster Committee meeting.
- d. Marina electrical concerns from tropical storm
 - i. Joe to look at bulbs and if evaluate if an electrician is needed
- e. Adjacent neighbor tree damage and insurance claim
 - i. Damage was paid no further action needed.

- f. Set community meeting Date and schedule
 - i. Next meeting Dec/Jan
 - ii. Community meeting in February/March

7) Adjournment – 7:32