

Southdown Shores Association (SSA), Inc.
Annual Meeting
21 February 2024, 7:00 PM
Edgewater Library

BOT Attendance:

Joe Papetti, President
Jay Brinson, Secretary
Al Sewell

Tim McGreer, Vice President
Nick Bridges

Ben Fransen, Treasurer
Kevin Fink

Minutes

- 1) The meeting was called to order by Joe Papetti at 7:03 p.m.
- 2) Minutes from the 01/31/2024 BOT Meeting were adopted as submitted.
- 3) Reports of Officers and Standing Committees
 - a. President's Report: Joe Papetti indicated no significant updates beyond what was already included in the meeting agenda.
 - b. Treasurer's Report – Ben Fransen presented the attached report on expenditures for 2023 and the projected budget for 2024. The BoT will adopt the 2024 budget in its next meeting. Ben also reported that \$50,000 was moved into an interest-bearing account.
 - c. Harbormaster Committee's Report – Tim McGreer provided a status update on the marina gate, which is now operational, and the status of other capital improvements. Minor repairs were made to outlets following flooding in the fall but other electrical upgrades are needed and will be included with future projects to repair the docks. Tim clarified that slip fees are \$15/LF for slip holders and that any overpayments will be reimbursed. Tim clarified the 2nd slip policy indicating that members on the waitlist will be assigned a first slip prior to any 2nd slip being issued. Tim emphasized several harbor rules for the upcoming season and encouraged all members to be familiar with the harbor rules.
- 4) Reports of Special Committees
 - a. County Matters
 - i. Lee Conservancy Update – Joe Papetti provided a brief update on the old Giant property indicating that the county has plans to convert the building to a recreation center. The board will continue to monitor activity.
 - ii. Greenlife Senior Communities – Bob Murphy was not present an update was not provided.

- iii. Liberty Marina Hotel – Jay Brinson indicated that the proposed Liberty Marina hotel project is still pending an appeal ruling by the planning board.
 - iv. County Master Plan – Jay Brinson encouraged all members to participate in the county’s ongoing master plan re-write process.
 - v. Park on rte 214 – Jay Brinson indicated that the parks and rec department is undertaking a master planning exercise to evaluate new park locations including the corner of 214 and rte. 2. Members are encouraged to go on the parks and rec website and participate.
 - vi. Maintenance of adjacent properties, the board will continue to monitor properties that aren’t properly maintained but encouraged individual members to call the county when they have concerns.
- b. Community email monitoring – Joe Papetti addressed a concern related to trucks mistakenly coming down Southdown Rd. He indicated that there’s not much the BoT can do about the matter and that members should take photos of trucks when it happens in the future.
- c. Status of Collapsed Culvert Pipe Project – Nick Bridges provided a summary of the board’s engagement with the Arundel RiverKeepers to implement a project to replace the collapsed drainpipe by the marina. A grant has been received to fund design for the project and two members from the RiverKeepers staff presented an overview of the project along with the 30% design drawings.
- i. Concerns were raised about the overall design, the impact on parking, access to the docks, and the adjacent neighbors.
 - ii. Members asked for examples of similar projects – some of which were provided in the presentation. The RiverKeepers indicated they can arrange for a site visit to other similar projects.
 - iii. Concerns were raised about maintaining access for landscaping equipment on both sides of the new improvement.
 - iv. Concerns were raised about existing water and electrical lines located in the area of the proposed improvements.
 - v. The RiverKeepers indicated that the project is at the 30% design phase and that the next steps include securing grants for construction costs, which are anticipated to be in excess of \$330,000, submitting for and receiving permits, and garnering final approval from SSA. Once all approvals are in place the construction phase is expected to take about three months and the hope is to begin work in the 4th quarter of 2024.
 - vi. The RiverKeepers will provide a copy of the presentation which will be uploaded to the Association website.

- vii. The RiverKeepers will also provide the board with the formal 30% design drawings and engage the board in a design review when the 65% drawing set is issued – prior to it being submitted for permit.
 - viii. The Board encourages all interested members to communicate their concerns via email or phone within the next 3-4 weeks.
- 5) Unfinished Business
 - a. Community Website Update and Next Steps – Jay Brinson indicated that the new website is up and running at www.southdownshores.org and that a new email extension will start being utilized for communicating with the Board.
- 6) A quorum of members in good standing was established with 19 active members present.
- 7) New Business
 - a. Board Elections
 - i. Current Board members Joe Papetti and Fred Jones were duly re-elected to serve an additional two years on the Board.
 - ii. Kevin Fink stepped down from his post on the Board and he was thanked for his efforts over the past two years.
 - iii. Matt Grimard was duly elected as a new member of the Board.
 - b. New Board to Elect Officers
 - i. Joe Papetti was voted to be the Board’s President for the next year.
 - ii. Tim McGreer was voted to be the Board’s Vice President for the next year.
 - iii. Ben Fransen was voted to be the Board’s Treasurer for the next year.
 - iv. Jay Brinson was voted to be the Board’s Secretary for the next year.
 - c. The Board deferred action on appointing a Harbor Master Committee chair. Joe Papetti indicated that restructuring of the Committee was a topic to be handled in the Board’s next quarterly meeting.
- 8) Call for member Comment and Discussion
 - a. Matt Grimard – expressed additional concerns about the culvert drain project. These comments are included in Section 4.C, above.
 - b. Matt Fisher asked about road resurfacing and Joe Papetti encourage members to directly contact the County.
 - c. Members were reminded that the Marina clean up day will happen on 4/13/2024 with 4/20/2024 as the rain date.
- 9) The meeting adjourned at 8:37 p.m.