

Southdown Shores Association (SSA), Inc.

BoT Meeting

January 31st , 2024, 6:30 pm

Minutes

1. Meeting was called to order by Joe Papetti, 6:30 pm
2. The Board voted to accept the minutes from the 10/11/2023 BoT meeting.
3. Reports of Officers and Standing Committees
 - a. President's Report – Nothing to report
 - b. Treasurer's Report – Ben Fransen provided an update and status of accounts. We agreed as a group to move \$50k into a bank CD, toward interest bearing income
 - c. Harbormaster Committee Report – No updates
4. Reports of Special Committees
 - a. County Matters
 - i. Lee Conservancy Update – The last Conservancy meeting was attended by Jackie L. and she indicated Lee's Lawyer informed the group that Southdown Board of Trustees had recent (positive) communications with a representative from Royal Farms about the old Giant property. I confirmed to Jackie that this was not true, and that I would attend the next Conservancy meeting with her.
 - ii. Greenlife Senior Communities – No update
 - iii. Old Giant Property – See above under "Lee Conservancy"
 - iv. Liberty Marina Hotel – Application to rezone denied, appeal pending
 - v. County Master Plan – No update
 - b. Community email monitoring – Nothing to report
 - c. Community Sign update – complete. Remove from agenda.
 - d. Status of Collapsed Culvert Pipe project – Plans for the project were reviewed at the BoT meeting. Project is ready for permit application/submission. A rep from River Keepers will present the plan to community at our annual meeting, Feb 21st.
5. Unfinished Business
 - a. HOA determination – Bob is expecting a verdict this week

- b. Capital Improvement Budget for Marina – not finished yet, Kevin is working on it
- c. Second Slip Policy Recommendation – we will execute slip assignments this year (2024) according to current Harbor rules (no changes). If there are any issues around slip assignments (or second slip assignments) that may result in “*drama*,” the Board is to be informed, and should be weigh in on those decisions (as needed). *i.e.* boats being relocated to a new slip, or boats being put on the waiting list (with some members holding 2 slips)
- d. Interest Bearing Account – Board agreed to move \$50k into a 1-year bank CD
- e. Community Web-site Updates – No update. The Board confirmed it is willing to spend money (if needed) toward this effort of creating, and/or maintaining a new web-site. TBD – based on update and progress from Jay

6. New Business

- a. Fall Clean-up: Clean up date set for April 13th, with a rain date of April 20th. Will be communicated in the annual letter for community meeting, annual dues, etc.
- b. Marina Gate/Security Upgrades – Board agreed to have exit sensor replaced, and the system serviced. Even though we have some issues around gate opening by walking by exit sensor, the gate is doing what it was intended to do. So we’re good with minor attention.
- c. Restructure Harbor Committee – We agreed that the Harbor Committee concept is not working very well. Suggestion is to have the entire Board be the Harbor Committee as well, and identify individual POCs (point of contact) for various activities needed at the marina (Slip assignments, FOB distribution, general maintenance, marina winterization & summer activation, marina clean-up, etc.) TBD – discussion at our next Board meeting.
- d. Marina electrical issues from storm – We agreed to not proceed with electrical quote involving service upgrade. We will limp by with current (100 Amp) service, replace a few outlets that are not working, and assess from there. Upgrading the electrical service to 200/400 Amps

comes with other implications and the cost is more than we want to spend, right now.

- e. Annual Community Meeting Date – set for Wednesday, Feb 21st, Edgewater Library, 7-9 pm.