

Southdown Shores Association (SSA), Inc.
Annual Meeting
13 April, 2026, 6:00 PM
Edgewater Library

The Board of Trustees in attendance:

Joe Papetti, President	Ben Fransen, Treasurer	
Jay Brinson, Secretary	Nick Bridges	Al Sewell
Fred Jones	Bob Murphy	

Minutes

- 1) Meeting called to order at 6:00 p.m.
- 2) Adoption of Minutes from 03/25/26 Meeting – Jay Brinson
 - a. Request made to read all previous meeting minutes. Board committed to post them to the website as the minutes had not all been prepared by the time of this meeting.
- 3) Reports of Officers and Standing Committees
 - a. President's Report – no update
 - b. Treasurer's Report – Ben Fransen
 - i. Summary of accounts presented by Ben Fransen and attached to the end of the minutes.
 - ii. 2025 expenditures to budget – questions raised around the amount of money spent over the past year. Ben communicated that the accounts were depleted by just over \$9k. A request was made to have the Board provide additional detail within the large Marina budget line item. Joe Papetti indicated that the \$30,000 line item was a placeholder for anticipated upgrades to the marina's electrical system based upon quotes received in early 2025. The board committed to requesting a community vote if electrical upgrades exceeded the budgeted amount.
 - iii. Adoption of 2026 budget – The Board voted to approve the budget as presented with six yes and one abstention.
 - c. Harbormaster Committee's Report
 - i. The board highlighted the installation of the new water meter at the marina which was an unexpected expenditure in 2025. A question was raised around process of being allowed to spend money different from what is included in the budget. Joe Papetti emphasized the Board's position that all expenditures in 2025 were within the adopted budget and utilized within the approved categories in compliance with the bylaws.

- ii. Joe discussed updates made to the Marina Rules which included language clarifying the intention of the rules, clarifications about policy related to the condition of boats in the marina, the adoption of new insurance requirements, the implementation of a new 2nd slip policy, and other language changes to improve consistency with the bylaws and throughout the document. The updated rules are posted on the Southdown Shores website.
 - iii. Nick Bridges provided an update on the daylighting project. He indicated that the project will be completed by mid-May with the major construction work done by the end of April. Questions raised about trailer parking.
- 4) Reports of Special Committees
 - a. County Matters
 - i. Lee Conservancy Update – Joe Papetti indicated no updates
 - b. Community email monitoring – Joe Papetti indicated no significant updates.
 - c. Status of Collapsed Culvert Pipe ‘Daylighting’ Project – Nick Bridges provided summary above.
- 5) Unfinished Business
 - a. Adoption of changes to rules. The Board voted to approve changes to the Marina Rules by a vote of 6 yes and 1 abstention.
 - b. Set date for swapping ramp keys and possible marina clean-up
 - i. Saturday May 30th was established as the date for the key swap
 - c. Marina Electricity Upgrades
 - i. Board decided to take bids and work to pursue upgrades in the fall
 - ii. Piling on the ramp side of the crab pier is broken, and the Board will investigate.
- 6) Roll call to establish count of Members in good standing present - A quorum was established with 19 members in attendance plus seven board members for a total of 26 attendees.
- 7) New Business
 - a. Board Elections
 - i. Board members’ terms expiring: Joe Papetti
 - ii. Call for members interested in running; Nancy Lipscomb expressed interest in joining the Board.
 - iii. Discussion
 - iv. Call for votes
 - 1. Nancy Lipscomb, Fred Jones, Bob Murphy, Matt Grimard, and Nick Bridges all elected to a new 2-year term

- 2. Jay Brinson, Ben Fransen, Al Sewell remain on board for another year
- b. Katz question re: Harbormaster Committee
 - i. Question raised about who's on the committee and how decisions are made. Joe clarified that decisions are made by a board majority vote.
- 8) Call for member Comment and Discussion
- 9) Adjournment at 7:22 p.m.