

Minutes 10-14-25

The meeting was held at the Guilford Community Center and called to order at 6:00 pm by President Doug Miller. Present were board members: Jeanmarie Cooper, Chris McNulty, Tina Van Itallie, Mike Martocci, Jeff Weber, Corinne Wilson, Bobbie Fisher, Paula McCarthy and Bear Fisher.

A motion was made and seconded to approve the minutes from the Annual meeting. The slate of SHA board officers for 2025/2026 was approved as follows: Doug Miller, President; Mike Martocci, Vice President; Chris McNulty, Treasurer; Tina Van Itallie, Secretary.

#### **Doug Miller: President's Report**

Doug Miller reviewed the SHA calendar for 2025-2026. He and Corinne Wilson discussed the tennis court closure including the removal of the windscreens, tennis nets and furniture storage. Corinne noted that pro Steve Godiksen is away for the winter, but that she will contact him to ask if he has a suggestion as to who might help remove the nets and windscreens. Depending on the weather, the tennis court closure will happen late November or December.

Doug reminded the board members that the next SHA board meeting falls on Veterans Day and the Guilford Community Center building will be closed, so the board meeting will be held at Mike Martocci's house. The following next two meetings will be held at the Guilford Community Center. Future meeting sites will be scheduled at a later date.

Doug discussed the spring schedule, including the May Annual Budget meeting, before which the proposed 2026-2027 budget, proxies, kayak registration and updated directory must be sent out to community members. Doug said he will take charge of posting/publishing the mandated public information about the Annual Budget meeting.

The spring property walk, work party, bulk trash pickup, speed bump installation and annual golf cart registration were also discussed. The landscaping/mowing services (Paul Melillo) start in the spring and Corinne requested that we ask the landscaper to weed whack around the tennis courts on a regular basis.

The SHA social events were tentatively scheduled as was the 2026 Annual meeting. Doug said that Davis and Chrissy Godbout had stepped up to organize the July 4th parade this year and he was hoping that they would do it again next summer.

Doug asked the secretary to put the schedule on the website.

#### **Mike Martocci: Vice President's Report**

Mike Martocci talked about the End of Summer party at the SHYC, which was successful but not very well attended, in part because many people were out of town. Doug noted that the rock at

the end of the footbridge was put back into place to limit access to the bridge to nonmotorized vehicles.

Mike also noted that the tidal flooding on Prospect has been pretty severe this month.

Mike said that we have been trying to switch our cable service at Tweed house from Comcast Xfinity to Frontier Cable to reduce service costs. The engineer from Frontier is going to look at Tweed house to assess what is needed.

### **Chris McNulty: Treasurer's Report**

Chris reported that in general the SHA is in excellent financial shape. To date, all but two of the property owners have paid their property taxes.

Chris said that the audit box for 2025 is close to completion.

There was considerable discussion about the tennis courts. The tennis courts will need major renovation after the road at Bloody Cove is raised. Chris said we have been building up our cash reserves with this in mind, but we will need more money to fund this. There will be a committee set up to organize the funding for the renovation.

### **Tina Van Itallie: Secretary's report.**

Doug suggested that the next newsletter include a notice about kayak removal by early December. Tina said she would put approved minutes and list of new board members on the website.

## **Other Business**

### Zoning

Jeff Weber reported that Matt Wilson has stepped down as chair of the SHA zoning commission, but has kindly indicated that he will remain available for advice. In addition, Matt has been overseeing the process of updating the zoning regulations and plans to stay involved in this process until the new regulations have been finalized. Jeff noted that our chair of the zoning commission has also in the past taken on the role of zoning enforcement office, but that the state has gotten more rigorous about the kind of training that is now required for this position. Because of this, Jeff said that we need to hire a professional consultant as a zoning and enforcement officer to advise us. He has gotten suggestions for possible candidates for the job and the zoning commission members will be interviewing them. Ideally, this consultant should have an opportunity to review the new zoning regulations before they are finalized.

There was discussion of the financial implications of hiring a professional, but the consensus was that given the small number of construction projects in the SHA at any time, this would represent a relatively small time commitment, on the order of 4 or so hours a month.

Jeff also stated that they were looking to expand the number of members on the zoning commission. The present commission consists of Jeff, Brian Gell and Kerry Schutz.

Bloody Cove Update

Bear Fisher said that the road raising project is progressing and should start within the next twelve months. He also said that the process for raising the road at Prospect/Chimney Corner Circle area will begin with a small archeological survey at the edge of the Fisher field to make sure the road raising would not impact any archeological significant site.

Paddle Tennis Courts

Corinne said that the stairs to the paddle tennis courts were dangerously decayed and needed replacement. Bear Fisher will look into their repair/replacement.

A motion was made and seconded to adjourn the meeting at 7:08 pm. The next meeting is scheduled for 11/11/25.

Respectfully submitted,

Tina Van Itallie  
Clerk/Secretary