

Minutes 11-11-25

The November 11, 2025 SHA Board meeting was held at 149 Prospect Avenue and called to order at 6:00 pm by SHA President Doug Miller. Present were Chris McNulty, Mike Martocci, Jeanmarie Cooper, Jeff Weber, Bobbie Fisher, Paula McCarthy and Tina Van Itallie.

A motion was made, seconded and passed to approve the minutes of the October 14th meeting.

President Doug Miller brought up the need to review and consolidate the paper SHA records. At present, the zoning records are stored at the home of the outgoing head of the SHA zoning commission; these records need to be transferred to the storage facility and stored with the other SHA records. Detailed inspection and review of the SHA records will be deferred until spring. There was a consensus that after they are consolidated, the paper records will need to be re-boxed and moved to a humidity-controlled storage facility.

Vice-President Mike Martocci reported that the stairs to the beach at Bloody Cove were badly damaged after recent rough seas and wind. It was discussed that in the future, stair removal should be carried out proactively at the end of the summer season. Longer term, permanent steps will be constructed when the road is raised. However, we will need removeable stairs at least for next summer. Mike said he will get quotes for their rebuilding and email them to the board.

Treasurer Chris McNulty reported that the SHA is in excellent shape financially, that the 2024 audit has been completed and the 2025 audit is in progress. There is one outstanding tax bill from a non-resident owner; collection efforts are ongoing.

There was discussion about the substitution of less expensive Frontier Cable service for Comcast Cable at Tweed house. This change has been initiated, but there are several logistical problems about the cable installation. The Frontier representatives are aware of the issues but have not yet defined a solution.

Secretary Tina Van Itallie noted that the minutes of the May 2025 Annual Budget meeting had not yet been approved. Copies of the draft minutes of this Annual Budget meeting were distributed for review and it was decided that these draft minutes and a copy of the approved budget will be posted on the website before their approval at the 2026 Annual Budget meeting.

Jeff Weber, representing the zoning commission, said that the members of the commission had tentatively decided on the hiring an external consulting group to act as the professional zoning enforcement officer. Jeff said this was now a common solution taken by small municipalities to deal with the increasingly complex issues and state-mandated requirements associated with policing zoning regulations. Jeff presented a contract proposal from TYCHE Planning and Policy. TYCHE would review the new zoning regulations before they are adopted and provide expert advice on pending renovations. The SHA board discussed and conditionally approved the proposed contract from TYCHE, pending a satisfactory reference check.

A suggestion was made to proactively communicate zoning rules to residents, for example, through newsletters in the spring, to prevent violations due to lack of awareness.

Jeff said that Kerry Schutz has agreed to be chair of the Zoning Commission and the other members on the commission are Brian Gell and Jeff. The Zoning Commission is in the process of possibly adding one or two more members.

Bear Fisher, Head of Public Works, was not present but through Doug, said there were no updates on the road raising project at Bloody Cove.

The meeting was adjourned at 7:32 pm. The next SHA board meeting is scheduled for 12/9/25 at the Guilford Community Center.

Respectfully submitted,
Tina Van Itallie, Secretary