

Draft minutes for SHA Board meeting 12/09/25

The December 9, 2025 SHA Board meeting was held at the Guilford Community Center in the Menunkatuck Room and called to order at 6:00 pm by SHA President Doug Miller. Present were Chris McNulty, Jeanmarie Cooper, Jeff Weber, Doug Rollins, Bobbie Fisher, Paula McCarthy, Bear Fisher and Tina Van Itallie.

A motion was made, seconded and passed to approve the minutes of the November 11th meeting.

The SHA board discussed a proposal to hire a virtual bookkeeper, April Pinheiro, from G&G Virtual Bookkeeping LLC, at a proposed cost of up to \$750 a month. This new bookkeeper is knowledgeable about use of QuickBooks and general accounting concepts and would plan to automate as many SHA bookkeeping activities as possible. She would plan to attend most board meetings by zoom, with in person attendance as required. There were concerns raised that not all the activities listed in the proposed contract are actually required by the SHA, and Chris agreed to refine the contract proposal to specify only necessary activities. Chris will check G&G references, but the board was generally enthusiastic about hiring this firm.

Chris was asked to discuss the ongoing process of switching from Comcast Cable to Frontier at Tweed House. This has proven to be unexpectedly technically complicated, but Chris was hopeful that the issue is close to resolution.

Doug Miller said that he was asked by Mike Martucci to share that Mike has contacted New England Builders about rebuilding the stairs at Bloody Cove, but has not yet received a quote. Doug further reported that all but one of the tennis court nets have been removed and the outside furniture at Tweed house is now in storage for the winter.

Jeff Weber, representing the SHA Zoning Commission, said that the members of the commission had received very good references for the TYCHE Planning and Policy Group, and have thus executed a contract with them. TYCHE will act as advisors to the zoning commission and in that capacity are advising the SHA Zoning committee on a couple of complicated new construction projects. In addition, in a formally noticed meeting, the commission has voted to appoint TYCHE as their professional zoning enforcement officers (ZEOS) .

Bear Fisher, Head of Public Works, said that the archeologic survey, which was a prerequisite to begin planning the road raising at Chimney Corner Circle, has been completed. He has been in contact with the town engineer, but said there were no updates on the road raising project at Bloody Cove. There was considerable discussion about the continuing damage to the seawall at Bloody Cove and concerns that this damage is causing further compromising the structural integrity of Falcon Road at this point; the town engineer has been told about this.

Doug Rollins discussed the replacement/repair of the tennis courts, which should be coordinated with the road repair at Bloody Cove. Various financing options are being discussed.

The meeting was adjourned at 6:47 pm. The next SHA board meeting is scheduled for 1/14/26 at the Guilford Community Center.

Respectfully submitted,
Tina Van Itallie, Secretary