

Minutes 9-18-25

The Sachem's Head Association Annual meeting was held in the Guilford Community Center on September 18, 2025 and was called to order by the SHA board president, Doug Miller, at 6:00 pm. Also present were SHA board members Mike Martocci, Jeff Weber, Chris McNulty, Tina Van Itallie, Doug Rollins, and Bear (Ted) Fisher, along with Stephanie Evers, assistant to the board. Several members of the SHA community also attended.

Doug Miller noted that notification of the SHA's annual meeting was sent to all members of the Association and, in accordance with the bylaws and pertinent statutes of the state of Connecticut, notice of meeting was published at the Guilford Town Hall, at the Tweed House in the SHA and in the local paper, the Guilford Courier.

Along with meeting notification, the minutes from last year's annual meeting and proxy forms were included in the mailed package. A motion was made and seconded to waive the reading of last year's minutes.

President's Report

Doug Miller noted that the SHA board meets monthly, the second Tuesday of every month. The meeting location varies, but all meetings are open to community members. He explained that the board handles general management of the association, including overseeing traffic issues, such as the seasonal installation and removal of speed bumps, arranging trash pickup, overseeing the tennis courts and Tweed house and making sure that association properties are properly maintained. In addition, the board serves as liaison with the town of Guilford on a number of relevant projects.

Vice-President's Report

Mike Martocci said that there had been a successful end of the season party held at the Sachem's Head Yacht Club, with good food and excellent weather.

Treasurer's Report

Chris McNulty stated that the SHA had a good year financially, ending with a surplus. He noted that the association has been increasing cash holdings in anticipation for an eventual refurbishment of tennis courts. The mill rate has been held steady for the last several years and also in the FY26 budget approved by membership in the April 2025 Annual Budget meeting. All but two of the annual property tax bills have been paid.

This year's major expenses included the phase two work on the Uncas Pier, which has been completed, as have repairs to the decking and stairs at Tweed House. In addition, this year we made our final payment for replacement of the footbridge, the cost of which was shared with the town of Guilford. A major SHA recurring expense is trash pickup, the cost of which has been unchanged for the past two years but is likely to increase next year.

Our auditors are near completion on SHA's fiscal year 2024 audit.

Secretary's Report

Tina Van Itallie commented that the SHA website had been mostly updated. A member suggested adding a 'marketplace' section to the association's website for residents to offer or sell items (e.g., boats, kids' bicycles), rent houses, or find services like babysitters.

Planning and Zoning Update

Jeff Weber, who sits on the Zoning Committee, delivered a report on behalf of Matt Wilson (Chair of Planning and Zoning). The past year involved the approval of a number of smaller projects, primarily pools, decks, and minor alterations. Significant work revising and updating the zoning regulations is now close to completion. A public hearing will be held, per the bylaws, for community feedback before the new regulations are formally adopted.

Public Works:

Road Raising Projects

Bear (Ted) Fisher, who oversees Public Works, reported that the Falcon Road raising project is still in the bidding process, which can take considerable time. There is currently no clear schedule, and the project, initially hoped to start this fall, is delayed. The Chimney Corner road raising is a permitted but unfunded 'Phase Two' town project. It is indefinitely delayed due to lack of town funding, although surveying has been completed.

Footbridge and Parking Issues

The footbridge across the back of the harbor is not designed for motorized vehicles, and a barrier rock was placed by the town to prevent access by golf carts and ATVs. This barrier was moved by some enterprising local youngsters and the secondary solution (signs) were subsequently vandalized. The town owns the bridge, and a more substantial, effective, yet aesthetically pleasing barrier solution is needed in cooperation with the town. This is under discussion.

The increasing number of golf carts in the community has also raised parking concerns. The generosity of the Fisher family in opening their field for parking for 10 cars this year helped with parking problems, but issues of illegal parking, especially associated with Yacht Club events remains a problem.

Traffic and Safety Update

Jeff Weber, who oversees traffic and safety issues, reported that a new three-way stop sign was installed at Colonial and Uncas Point Roads overseen by the town engineer. This was an independent decision by the town, though it may have been an indirect result of the association's prior conversations with the police commission regarding perennial speeding issues in the SHA. The stop sign has been well-received and is effectively slowing traffic on that section of Colonial Road. The association will continue installing seasonal speed bumps. The town is reluctant to install permanent speed bumps/speed tables due to concerns about emergency vehicle access and snow plows.

Tennis Court Maintenance and Replacement Strategy

Corinne Wilson handles the issues related to the tennis courts. A major upgrade/replacement of the courts is needed in the coming years, but this will require significant fundraising.

Cell Phone Coverage

There was concern from some members of the community about poor cell phone coverage in parts of the SHA. There was a suggestion that the SHA board write a letter to the town to encourage them to help with a solution to this issue. (any action assigned?)

Nominating Committee Report and Election

Doug Rollins, on behalf of the nominating committee, presented the final slate of 12 candidates for the board: Jeff Weber, Doug Rollins, Jeanmarie Cooper, Tina Van Itallie, Ted Fisher, Corinne Wilson, Matt Wilson, Doug Miller, Bobby Fischer, Paula McCarthy, Chris McNulty and Mike Martocci. It was confirmed that 39 proxies were counted, ensuring enough votes. The motion to accept this slate of candidates was moved, seconded, and approved by vote. The newly approved board will meet immediately after the annual meeting to elect the president, vice president, treasurer, and secretary.

A motion was made and seconded to adjourn the meeting at 6:35 pm.

Respectfully submitted,
Christina Van Itallie
Clerk/Secretary