

Minutes for SHA Board meeting 1/13/26

The January 13, 2026 SHA Board meeting was held at the home of President Doug Miller. The meeting was called to order at 6:00 pm; present were Doug Miller, Mike Martocci, Chris McNulty, Jeanmarie Cooper, Corinne Wilson, Doug Rollins, Bobbie Fisher, Paula McCarthy and Tina Van Itallie. Also attending was April Pinheiro, from G&G's Virtual Bookkeeping.

A motion was made, seconded and passed to approve the minutes of the December 9, 2025 meeting.

Doug Miller asked Mike Martocci to report on the progress of building replacement steps for the beach at Bloody Cove; Mike said he was waiting on an estimate from New England builders, but that he expected to receive it in the near future.

Chris McNulty introduced the new bookkeeper, April Pinheiro, to the SHA board members. Chris and April discussed some issues that have arisen in the transition from the previous bookkeeper and some possible remedies.

Chris stated that the SHA financial condition continues to be strong and that he expects that we will be able to maintain reasonable reserve funds over the coming months. There was discussion of the upcoming major expense of resurfacing of the tennis courts. Doug Rollins said that the estimated cost remains around \$200,000 per court, totaling approximately \$600,000 for three courts, with a potential start date no earlier than 2027. He is staying in touch with Ryan Conroy from Classic Turf. He said that the resurfacing will raise the height of the courts and that he will check with the town engineer about the permitting process and how that can be coordinated with the town road raising project. Corinne Wilson noted that in the interim, the tennis courts will need patching before the 2026 summer season. However, the scope of the required temporary repairs will not be known until the Spring.

The timing of the major resurfacing of the tennis courts is dependent on the road raising project, which is expected to start in Fall 2026. There was discussion about the fact that both the seawall and the condition of the road at Bloody Cove continue to deteriorate and there is concern that the road may become unpassable before the scheduled repair starts. The town has been contacted multiple times, and there was discussion about who else to contact about fixing it temporarily before the road raising starts.

There was also discussion of the condition of the parking lot at Bloody Cove; it is filled with sand and debris and it is unclear how the surface of the parking lot will be impacted by the road raising.

Chris noted there was one taxpayer who had failed to pay their property tax in spite of multiple reminders and there was discussion about what the next step should be.

Chris stated that the bound copies of the 2024 audit are complete. The 2025 audit box needs to be transferred from the previous bookkeeper to April Pinheiro and the bookkeeping for 2025

should be rechecked before being sent to the auditors. There was discussion of a plan to create a virtual audit box in the future to move away from paper-based systems.

Chris was also asked to update the ongoing process of switching from Comcast Cable to Frontier Cable at Tweed House. He said this is almost finished. The cable just needs to be spliced at Tweed house and this will be done in February.

Paula McCarthy said that she had talked to surveyors on Colonial Road who said that the Connecticut Water Company is planning on replacing the water mains all along Colonial Road. The timing of this is presently unknown. The town engineer will be contacted to find out if she has more information.

Doug Miller said that Jeff Weber, who is away, had told him that there were no traffic updates. Doug also reported that Jeff said that the Zoning commission needs to add an alternate member to their three-member commission and that Jim Anderson had been nominated to fill this position. This nomination was seconded and approved by the SHA board.

Doug also noted that an annual letter is sent to property owners whose land is adjacent to SHA-owned property to remind them of property lines; this activity should be added to the calendar.

Corinne Wilson said that the windows at Tweed house need repainting and suggested that we might be able to do this with volunteer help on the SHA community workday in the spring.

The meeting was adjourned at 6:54 pm. The next SHA board meeting is scheduled for 2/10/26 at the Guilford Police Station on Church Street at 6pm.

Respectfully submitted,
Tina Van Itallie, Secretary