



SSCA Board Meeting Minutes – Tues., Jan. 30, 2024

Approved on May 20, 2024

Meeting was called to order by President Cheryl Hill at 11:09 a.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Michael Alperovich (MA), Kelly Burgess (KB) and Dennis Palmer (DP) present. Board member Larry Thompson was absent. Property manager Maria Mitchell (MM) and Landscape Chairman Skip Clark (SC) were also in attendance.

MM stated that proper notice was given for this meeting.

Motion to approve prior meeting minutes from October 23, 2023 was made by MA, seconded by DP, all agreed.

NEW BUSINESS

Board Opening – an opening on the board was created when Tom Jacobs resigned effective December 31, 2023. Motion to approve Kelly Burgess to fill this position for the remainder of the term was made by CH, seconded by MA, all approved. Welcome aboard Kelly.

Charging Station – MA proposed looking into installing a charging station for use by renters with electric vehicles. Where to locate, cost of the unit, wiring, monitoring its use, actual demand are all issues that need to be considered. MA agreed that it is probably best to wait a year or two before making an in-depth investigation.

Lighting Update – waiting on the final inspection by the conservatory to receive our final 30% of the \$25,000 grant. Building and grounds appearance is greatly enhanced during the evening hours. A very positive outcome.

Fire Alarm System – project not completed yet. Still need to relocate a section of the system. MM is closely monitoring and feels confident that written certification is not far off.

Plumbing Update – project is essentially complete with only a few underground lines that still may need to be cleaned.

Landscape Quotes – the old quotes that we have are three years old. KB and SC have met with a number of contractors during the past three weeks. A major problem we have is that our irrigation system has not been working properly for the past six years. SC and KB are most comfortable with Troy's Tropics for the planting work. They are estimating around \$9,600 for the front third of the property. This does not include the irrigation repair which will be done by a separate company. They are recommending the planting be done before the irrigation work so as not to damage the

water lines when planting. We need to review the total project cost to determine the best course of action.

Property Improvements – a meeting is scheduled for Monday February 5th to reiview a list of under-funded and non-funded projects. This list will be used to determine how much of a special assessment will be required from the property owners.

Engineering Inspection Update - good news, we passed phase one of the engineering study for our property. Now, on to phase two.

Drains – KB questioned having two open drains in the back of our property. Can we place some type of grating over them for appearance and safety measures. These drains need to be open to handle any storm surge after a heavy rain. MM to investigate options.

Junk Pile – DP commented that the pile of material behind the charcoal grill area is not very appealing from the beach. MM stated that this is Sammy’s material used for umbrella and canopy storage. She will work with him to make this less of an eye-sore.

Motion to adjourn this meeting was made by DP, seconded by KB, all agreed. Meeting was adjourned at 12:05 p.

Respectfully Submitted,

Dennis Palmer, Secretary of the Board for SSCA