

SAUSALITO SHORES HOMEOWNERS ASSOCIATION
MONTHLY MEETING MINUTES

Tuesday, February 18, 2020 at 7 p.m.
In-person meeting at the Clubhouse

I. Call to Order

The regular monthly SSHA board meeting was held Tuesday, February 18, 2020 in the Clubhouse. It began at 7:03P.M. and was presided over by president Isaac Babcock.

II. Attendance

Board Members in Attendance: Isaac Babcock, Ricky Dorman, James Pooler, Carl Krauss, Debbie Gillard, Dave Manor, Sean Michaux, Adel Tennyson and newly elected board members Sue White, Laurie Lawrence and Barry Bobes

Others in Attendance: Michelle Pooler

III. Approval of Minutes

Dave Manor requested that the minutes get forwarded to him for insurance purposes. Motion: Moved by Adel and seconded by James & Sean to approve the January 2020 minutes. The motion carried with all in favor.

IV. Treasurer's Report

Dave gave a report on income of \$6,382 so far this year; the Condo Assn. paid their boat ramp fees, and shared maintenance fees of \$2500; there was \$1,751 in rental fees; \$2,100 in dues; \$500 in estoppel fees. Expenses paid so far were electric, water, and Wi-Fi. Anticipated expense was \$1,607 for insurance.

V. Old Business

Isaac welcomed the 3 new board members and introductions were made.

Improvement & Maintenance Projects for 2020

Clubhouse Kitchen – Sean said he had found some new cabinets to replace the existing kitchen cabinets, but they were scratched. Dave asked about ordering new cabinet doors, hinges and pulls in order to have more money for a countertop; he said he was told of a source for granite countertops at just \$25/sf but with limited color selections. He also explained that the cabinets themselves are in pretty good condition. No decision was made.

Boat Ramp – Additional rock at the boat ramp was needed as well as in the RV Lot. Dave said he knows of someone with a Bobcat who can move the rock around once it's dumped in place. No motions made.

Children's Playground – Dave said that all 3 bucket swing seats are worn out and were ordered; will be replaced soon.

Sausalito/Sonora Entrance – Sean said he would like someone to pull the vines off the wall on the left (north) side of the entrance so that he can add some plantings to that side. He said it took him 10 hours to complete the right (south) side of that entrance, and he needs help with the other side now. Discussion moved to the irrigation on the south side, but that the pipes leading to the north side were broken when the city last worked

on the street, so the line had to be capped off or water would have leaked beneath the street. So there is no irrigation on the left (north) side and there likely won't be any unless the street gets torn up again. There was also discussion about the 2 median 'islands' at the 436/Sausalito entrance and what to do about those. Dave stated they are both owned by the city but that the SSHA maintains them. There is no electricity (lightning strike took it out) and no irrigation currently on either island. The Sausalito Condo Assn. owns the irrigation pump for those 2 islands and they refuse to turn it on. Discussion turned back to the Sausalito/Sonora entrance and Sean asked if Alex (SSHA landscape contractor) might take the vines down off the left wall for \$200. Discussion ensued about volunteers doing it, but no one could commit to a timeframe. Sean mentioned he had about 30 bags of mulch left over from the right side (located at in the Storage Lot under a blue tarp) that could be used on the left side of the entrance. Sean also said he has a Lowes receipt for another 23 bags of mulch that were paid for that he can pick up. Michelle mentioned that bags of mulch will be on sale at Lowes the first week in March for \$1 per bag. Motion: Moved by Sean and seconded by Carl that we pay Alex up to \$200 to pull the vines off the left wall at that entrance. Motion carried with all in favor.

Red Bug Lake Road Entrance – Adel asked what the new entrance will look like after the wall construction is completed. Dave said both sides of the entrance would say "Sausalito Shores" in about 18-inch letters in one single line. There will be white tile behind the letters and a lighthouse on one side and a sailboat on the other side. Isaac mentioned the proposed lettering Laurie had designed specifically for the entrance signs, but Dave said the lettering had already been sent out for bid and approved; it will look similar to the lettering used for the subdivision across Red Bug Lake Road from that entrance. There will be lights on both sides of our entrance to illuminate the Sausalito Shores names. Dave mentioned there have already been cost overruns on the wall at the Doster entrance due to a mistake in the size of one of the columns that had to be redone, so the possibility of changing the font used for "Sausalito Shores" would mean we would pay more to have it done. Sean asked Dave if there was room for a planter-box in front of those signs; Dave said there is some room to plant plants but not a lot.

Storage Lot – Michelle asked if the board is still considering buying some kind of covering for the chain link fence surrounding the Storage Lot. Isaac mentioned he looked into buying a black, 10-foot tall covering with grommets and a 7-year warranty. Dave said the plastic zip ties to hang something like that won't last more than a month because the sun and UV rays take a toll, so we would need the aluminum ones. Isaac said the board already voted on spending \$650 for a fence covering and the black covering was double the price of the originally approved covering, so the board would have to discuss the expenditure again if we wanted to go with the black covering.

Proposed New Font/Lettering for Sausalito Shores entrances – Isaac mentioned the proposed lettering Laurie had designed specifically for the entrance signs, but Dave said the lettering had already been sent out for bid and approved; it will look similar to the lettering used for the subdivision across Red Bug Lake Road from that entrance. Isaac forwarded Laurie's 4 different font ideas to all the board members so they could vote on their favorite. After discussion, a vote was held: 4 votes for v2; 6 votes for v3. So Version #3 is called Stainy font. Dave will inquire to see if the lettering can be changed without incurring additional expense. Ricky had mentioned he may be able to cut metal letters himself and save that cost, but Dave wasn't hopeful that could happen.

Clubhouse Floor Replacement – Isaac said he had the paperwork for an estimate of \$9000 for a new epoxy floor (with a swirl design like marble) and we can make a decision if we can get the company to come back and show us more samples and colors, probably for next month's meeting. It is supposed to be non-slip, and not show scratches at all. Dave mentioned he saw an epoxy floor like the one proposed (in a commercial setting where they moved a lot of things around on it) and that it was at least 4 years old and still looked brand new.

Website Development – Laurie is working on redesigning the SSHA website and should be finished soon. Sue asked if Laurie needed any funds to complete the job. Laurie said no, she is doing the work voluntarily.

Tree Replacement Initiative – Isaac said this is a program with the City of Casselberry, and wondered if any of the new board members would like to serve as a liason with the city for this program. Dave said he wouldn't have time, but mentioned the City of Casselberry grants for homeowners to spruce up their yards. Michelle stated she spoke to someone at the City of Casselberry offices about this grant program for homeowners (as she & James are considering replacing their windows), and she said they also have a beautification program for HOAs. The program begins in October and ends February 10, so we just missed the deadline. We need to submit an application, get 3 estimates for beautification, they have an approval process, and they let us know if our project was accepted for funding. Homeowners can get up to \$2500 (with matching amount from homeowner). Dave Manor said that HOAs can receive up to \$10k (with matching amount). Dave said we did the Children's Playground, Tennis Courts, and Basketball Court and they matched our money (up to \$10k) or man-hours at \$10/hour. Isaac reiterated that the next application timeframe would be October 1st. Debbie stated she tried the beautification grant a few years back and it was not as easy as it sounds. Michelle said they are selective in which projects get awarded the funds, based on need and end-result. Isaac said this was something we should discuss again at a later meeting.

VI. New Business

Committees and Board Member Assignments

Isaac referred to a list of committees for board member participation: Repair & Maintenance, Welcome/Membership, Event Planning, and Code Enforcement (this committee would be a liason to the City for other matters as well). Isaac asked for volunteers to serve on one of these committees so we can make some progress this year. Some board members have become defacto Repair/Maintenance committee members (Sean, James, Isaac, Dave, Ricky. Isaac said we definitely need help with Welcome & Membership efforts, and thankfully we have 2 new board members who have mentioned they want to help in that area. Isaac asked Sue and Barry, specifically, if they would serve on that committee. He also asked Adel if she would be interested. Sue expressed interest in communication on behalf of the SSHA. Isaac reiterated that the Code Enforcement committee would be a liason to the City. Dave added that it would mean going to the City's website, logging on with a password, and filing any complaints that were found in the neighborhood. Carl mentioned he's been doing that for years (as a private citizen). Dave mentioned that when complaints are made through an HOA account, it tends to get a little quicker response than for a complaint submitted by one person. Carl clarified that he always indicates he is a board member of the HOA when he submits code violations to the City.

Repair & Maintenance Committee - board members who confirmed their participation were: Ricky, Sean,

James, Isaac, Carl (occasionally), and Dave.

Welcome & Membership Committee - board members who confirmed their participation were: Barry, and Sue

Event Planning Committee - Michelle has been very involved in this function, and would like help with planning and executing events. Barry said he would volunteer to help. Isaac said he would help out as much as he can as well. Isaac said Liza (Clubhouse Manager) has said she would like to help more, so she is a possibility.

Code Enforcement/Community Liason - Debbie agreed to serve on this committee; Isaac said he would 'pencil in' Sue to serve. Carl said Isaac could 'pencil-in' him as well; Carl is also involved with Emergency Preparedness and would like to serve the liason between the county/city and the SSHA.

Sue clarified her interest in communication, i.e., newsletter, website, etc. Dave mentioned there are also social media of Facebook and NextDoor. Dave also mentioned that the next newsletter should go out very soon to remind residents to pay annual dues and let them know who the board members are. Sue suggested that we allow community members to come to monthly meetings and submit community concerns, which would allow them to feel more invested in the neighborhood and in the SSHA. This sparked a conversation about how many residents never see the newsletter (it blows off their mailbox after delivery into their yard or street and they won't pick it up), website, or social media posts, and feel that communication is lacking. Concensus was we need to do a better job communicating with residents and make sure they actually get the printed information, and let them know about the online information sources. Michelle mentioned a packet of information she got from the City of Casselberry with lots of helpful information and suggested we could insert our SSHA information into that packet. She invited Sue, Barry and anyone else interested to come to her house to discuss what should go into that packet.

Adel asked if we still send out the Dues Letters and the response was yes. Isaac said those letters have to go out. Michelle said she already posted on Facebook that the SSHA dues were due. It was mentioned that dues are supposed to be paid by April 1st. It was mentioned that Ron was holding Key Exchange meetings on Tues., Feb. 25 from 5-7pm and Thurs., Feb. 27 from 5-7pm. and he will also be at the March board meeting (the third Tuesday in March).

Sean submitted a question about the possibility of board members who do work for the SSHA get paid for their time. Sean asked if it was possible to have his annual dues waived for the work he does on behalf of the HOA. Dave said the subject has come up in the past, and there was one board member who was against paying board members for any work performed. Dave explained his personal opinion on the subject: there are people who live in this neighborhood who are capable of doing the work we need done and do it more inexpensively than we can hire others to do from outside the neighborhood. It doesn't seem fair to keep expecting the same people on the board to volunteer their time and labor -- over and over again -- for no pay. Dave said he sees nothing wrong with providing board members at least free annual membership the following year for serving as board members for at least one year; most board members go well beyond that. He has told Liza she can have free Clubhouse rental for all the work she does; Dave thinks it would be fair if she received a percentage of the rental fee to compensate for the amount of work there is to do. Isaac said Dave has a solid point and we should bring this up again at a future meeting. Dave suggested it could be done on a project-by-project basis by submitted bids. Adel mentioned the fact that Dave should maybe receive a

percentage of the money he collects doing estoppels. Dave reiterated that he believes there is nothing wrong with considering board members and residents for projects we were going to pay someone else; if no board members or resident wants to do it, then look to people in Casselberry, then outside the city, keeping the money here in our neighborhood (if we can). Isaac said this is a topic that needs to be researched and brought up formally at another meeting (not necessarily the annual meeting). Someone in the room identified himself as a CPA asked about the liability issues for volunteers and/or board members who are paid -- what happens if someone gets injured? Does the HOA have Workman's Comp insurance coverage for people they pay to do work? Dave Manor recounted a story about a roofer who lived in the neighborhood who wanted to donate a new roof for the Clubhouse including shingles and labor, but his insurance company would not cover his employees if he donated the labor; he had to be paid in order for his employees to be covered by insurance. The CPA asked the question again, and Dave said even if someone sued, that doesn't mean they would get much; they can't take the land owned by the HOA. The CPA said he understood that, but it was attorney fees in defending your organization that can add up very quickly and possibly eat up any reserves/savings. Dave said that our insurance coverage would cover attorney fees up to a million dollars. James suggested that Sean and Dave keep track of the time they spend working on behalf of the SSHA in order for the SSHA to consider some arrangement for payment for the number of hours they work. So if this does come up at an annual meeting, we have actual dollar figures to consider. Sean asked why would we wait until an annual meeting? Isaac said we need to write up a formal proposal to be considered at the next meeting. Sean said he would leave it up to the rest of the board now that he has spoken his peace. Dave suggested that we don't "pay" people with waiving their dues; we pay them an hourly rate of \$15 or \$20 per hour whether they are board members or residents or whatever. For instance, Michelle spends 4 hours on an SSHA event, we pay her \$80 or \$100.

Planning for Density and Growth - Sue White

Sue introduced the issue of speeding cars on Sausalito Blvd between the two roundabouts. She told about several instances where she was unable to turn into her driveway because vehicles were following so closely or tried to go around her as she was turning left into her drive and it almost caused an accident. Dave stopped Sue and said this subject has come up many times in the past and the options we were given by the City of Casselberry, was either to 'bottleneck your corner' making the curve in that stretch very narrow to make people drive slower, which we didn't want to do, or call the police and ask them to send a unit out in front of your house to see if they can't catch them speeding using radar. We asked about speed bumps and they said no they wouldn't allow those. Sue said she's seen many examples of people driving at least 40mph around the roundabouts too. Dave said the more we call and complain about the problem, the more the police will come around and try to catch the offenders. Michelle asked if we could get speed limit signs installed. The consensus was it wouldn't make any difference. Dave said we asked once if we could get stop signs at the corners of the roundabouts vs. the yield signs, and the city said they couldn't do that either. Dave said the only options the City managers (over the last 10 years) offered is to call the police to come out with radar and try to catch them, or they could put one of those portable signs that says "Your Speed Is..." on the street to make people aware that they are speeding -- those were the only two options they had. The roundabouts were the only solution they had at one time, but Dave doesn't think those have slowed traffic at all. Sue stated that over time, the population density is increasing and this problem will only get worse. She mentioned the house next door to her house where there are usually 4 cars in the driveway, and with more homes being rentals, they are trying to divide the increasing cost of rent with more roommates, increasing the number of cars on the street.

This is a big problem on Kantor St. when people park their boats on the street. Sue emphasized it's not just one person's boat or trailer on the street, it's the whole city's density is increasing, with more rentals and that usually means more vehicles. And more vehicles means more traffic through our neighborhood. The board discussed putting up signs that say "Please slow down - Children at Play" but city ordinances don't allow for permanent installation of those kind of signs in yards; Dave said they would have to be taken down at night. Dave also suggested that we It was stated that the problem will not be resolved in this meeting, so the subject will have to be revisited another time.

Public Comments

A gentleman (a resident and a CPA) attending the meeting, complimented the board on the seriousness with which they address issues and problems. He then stated that he had hoped to talk to Ron Shady about a boat he's had in the Storage Lot for 15 years. His boat had been in the shop for awhile and when he came back to the lot with it, there was another boat in his place. Dave said he had asked Ron about who was in spot #41 after the annual meeting, and Ron had said he would take care of it. Apparently, the problem has not been resolved. Dave said he would check with Ron, and asked the man to check it again tomorrow to see if that other boat is still in his spot and let him know. Dave said this has been a common complaint in the past and perhaps we need a helper or a back-up person to handle questions and problems when Ron is not available. Isaac said Ron acted within a week the last time he asked him to do something. There was some discussion about the waiting list for spots in the Storage Lot and how it might be helpful for more than one person to have access to it. Then the gentleman changed the subject and made a suggestion about incentives to join the SSHA, such as one free Clubhouse rental per year with a paid membership; something with a monetary value to incentivize people to join. No decisions were made.

Verify Attendance

Next meeting is scheduled for March 17 on St. Patrick's Day. It's also Primary Day and so it's a voting day. Polls close at 7pm. There should be a quorum at the next meeting, so the meeting date stands.

Motion was made that all officers keep their current positions; Motion passed.

Adjournment

Sean made a motion to end the meeting. James seconded, and all agreed.