

SAUSALITO SHORES HOMEOWNERS ASSOCIATION
MONTHLY MEETING MINUTES

Tuesday, December 14, 2021 at 7 p.m.
In-person meeting at the Clubhouse

I. Call to Order

The regular monthly SSHA board meeting was held Tuesday, December 16, 2021 in the Clubhouse. It began at 7:04P.M. and was presided over by interim president Emily Fitzgerald, and Laurie Lawrence as interim secretary.

II. Attendance

Board Members in Attendance: Emily Fitzgerald, James Pooler, Carl Krauss, Sue White, Debbie Gillard, and Laurie Lawrence and Ricky Dorman; Sean Michaux arrived just after the meeting began.

Absent Board Members: Barry Bobes

Others in Attendance: Deonda Scott, resident

III. Approval of Minutes

Motion: Moved by Carl and seconded by Sue to approve the November 2021 minutes. The motion carried with all in favor.

IV. Treasurer's Report

Emily received Dave's reports and provided copies to board members. However, the columns for Nov. and Dec. did not appear to be updated (but will be at the January 23 meeting).

V. Old Business

There were many topics to be discussed, and too many to make decisions on all of them.

Community Work Day

James proposed a one-day volunteer Community Work Day to work in two or three areas in the neighborhood (entrances and possibly the Children's Playground)? Possible dates were discussed and a date in late March was tentatively agreed on, but further discussion is needed in February (not the January meeting). Laurie confirmed that the proposed landscape plan she had drawn up and presented in November would not qualify for City of Casselberry Beautification Grants available to HOAs because the property at the entrance is owned by the City (maintained by the SSHA) and they require it to be owned by the HOA. The Red Bug Lake Road entrance would qualify for a grant, but the deadline to apply is Jan. 27, 2022, which does not allow enough time to meet, discuss and decide on a project for 2022, but we could always apply for a 2023 grant. James said he still not heard from Commissioner Chad Allbritton regarding donated plants. The 436 entrance landscaping plan created by Laurie, along with a list of plants and materials and cost estimates will be presented at the January member meeting as a proposed 2022 SSHA project.

Speed Signs

Debbie and Sue need to talk with more residents about placement of the electronic signs and present their

best ideas for placement at the February meeting.

Membership Report

Sue reviewed the Welcome/Membership Committee's successes include the Welcome Packets, Good Neighbor Campaign, Halloween Parade as an outreach event to all residents, and the email thank-you letters to all members after they pay annual dues. She is hopeful that new board members will help the Committee to continue to thrive and grow. Sue said she would like to continue to deliver Welcome Packets even though she is leaving the board. Laurie said she had updated the Welcome Packet and would email Sue a revised PDF for printing new pages for 2022 Welcome Packets when needed.

Clubhouse Blinds - Patio Doors

The discussion began with one patio door that seems to be stuck and won't open. Sean said it will require turning one adjustment screw at the bottom of the stuck sliding patio door to drop down the built-in wheels so it can roll/slide in the track more easily. Debbie also said one of the sliding doors needs a locking door handle instead of the wooden board in the track keeping the door from being opened. Once Sue receives the vertical blind samples that will arrive soon, she and Debbie will choose the most durable/wipeable blinds based on all of Sue's research. We all agreed that white blinds would match best the Clubhouse interior doors and trim since they are all painted white. Since the expense of new blinds has already been approved, Sue will confer with Debbie and they will decide which quality white blinds to order. [Emily, did we table the purchase of blinds until Feb? or allow Sue & Debbie to order whichever white blinds they think are best?]

Holiday Home Decorating Contest

Emily said she has received 6 or 7 entries so far and got 2 more that day. She encouraged board members to take photos of neighbors' decorated homes and nominate them for a prize. Deadline is 12/19.

Dock Rebuild

Emily stated it has been one year since we entered an agreement with Dave Manor for the dock replacement, but she has never seen a copy of the contract. Dave Manor said he was supposed to be given a partial payment of \$20k thirty days after his proposal was accepted, and instead the funds were given to him 5 months later. By then his work schedule had filled and he couldn't start the project. He says he must continue to work on his paying jobs, and says he has one more project to finish, but that he still cannot give us a firm start date. Dave has also already purchased \$10k of composite decking materials from Greg Bond for the project, which complicates trying to get another contractor to bid on the job now. Our position moving forward is we are looking at other options. James said he would contact other dock builders to start the quote process and will report on progress at our February meeting. Emily said she would talk with Dave and see if he can provide a start date before the Annual Member Meeting.

VI. New Business

New Board Members

Emily said Karen Yannon, a resident, has volunteered to be on the board so her name will appear on the ballot. It was determined that James, Sean, Laurie, Debbie, and Ricky have all served their 2-year term and all said they would like to continue serving for another term, so their names will be added to the ballot as well.

Sue mentioned that Noel Smith might be interested in serving, and Emily asked her to find out soon since we will be sending out a 'newsletter' with ballot or some communication very soon to the members.

Estoppel Fees

A long, involved discussion ensued about the Dave Manor completing and providing estoppel forms for banks and title companies at closings/refinancings for a \$250 fee. Emily explained an estoppel is often done within HOA neighborhoods to make sure no deed violations have been committed and that all fees or dues are up-to-date. Because we are currently a voluntary HOA, **we all discussed the issues about whether we should be offering this service at all. The issue was tabled until the February meeting.**

Membership Fees

Emily mentioned all members need to vote in January 2022 and Dave will make a presentation to members at the January meeting. Emily asked whether we need to raise any fees (membership, boat club, or storage lot). The board discussed raising the Storage Lot annual fees since we had already agreed to raise the Boat Club annual fee from \$125 to \$130. We discussed the fact that costs continue to rise each year. Debbie objected because originally that amenity was meant to be a benefit for members. We discussed whether we should incrementally raise fees in small amounts each year, or raise fees every other year or every third year in a larger amount. No consensus was reached. MOTION: Laurie made the motion we raise the Storage Lot fee by \$5 per year from \$325 to \$330 so that we don't have to raise it a larger amount next year. Carl seconded and most agreed. Motion passes.

Miscellaneous Projects

It was discussed that new crushed rock needs to be spread in the Storage Lot to prevent tires from sinking into mud when it rains, and it was decided the crushed rock should start where the asphalt ends and the tracks through the grass begin and all the way to the gate, and inside the Storage Lot. **New locks with infrared key fobs were discussed (\$500 for a set of 4), but there was confusion as to whether that would mean members would need a key card vs. a 4-digit combination. Ricky said he would ask David about lock costs and report back. The wooden letters above the door to the Clubhouse that spell out "CLUBHOUSE" need to be replaced as they have sun/moisture damage. Sean suggested iron, not wood for replacement letters. The board discussed the need to replace the Clubhouse flooring, kitchen cabinets, and countertops -- all of which will be on a list of projects for 2022.**

SSHA Newsletter

Emily began discussion about mailing newsletters vs. delivering to mailboxes where they often blow off and litter the neighborhood. For the upcoming issue of Shoreline, Emily suggested a simple, one page, double-sided piece which would include the required voting ballot for the January meeting. We discussed increasing the budgeted cost for postage each year.

Annual Member Meeting in January

Refreshments are needed for the meeting and Emily asked if anyone was willing to coordinate getting some small, bite-size refreshments and having bottled water available. Laurie said she would be willing to help with getting those items and getting something simple set up. Emily reminded everyone that Dave would be

presenting the budget at the meeting. She inquired if anyone had a projector, but no one did.

Public Comments -- None.

Adjournment

Sean made a motion to end the meeting at 8:26 pm. Debbie seconded, and all agreed.