

SAUSALITO SHORES HOMEOWNERS ASSOCIATION MONTHLY MEETING MINUTES

Sunday, January 26, 2020 at 3:00 p.m.
In-person meeting at the Clubhouse

I. Call to Order

The Annual SSHA Member meeting was held Sunday, January 26, 2020 in the Clubhouse. It began at 3:18 pm and was presided over by president Isaac Babcock.

II. Attendance

Board Members in Attendance: Isaac Babcock, Ricky Dorman, James Pooler, Carl Krauss, Dave Manor, Sean Michaux, Adel Tennyson.

Board members absent: Debbie Gillard and Jorge Rivera.

III. Approval of Minutes

December minutes were distributed and reviewed. Motion made by Carl Kraus to approve the December 2019 minutes and seconded by Sean. The motion passed unanimously.

IV. Treasurer's Report

Dave gave a report on income and expenses. Income was \$41,975 and expenses were \$41,975. Checking account has \$8,306. There is \$30,000 in Chase savings account; \$48,000 in Capital One savings account, which totals \$87,212 cash available, but all is earmarked except for \$2,400. There was discussion about website expenses and insurance costs for the coming year. Dave gave a breakdown of future projects, i.e., new boat dock, clubhouse updates, RV/Storage lot improvements, etc. Sean made a motion to approve Treasurer's Report. Adel seconded the motion. Motion passed.

V. Old Business

Review of Projects in 2019

Dog Park – Has been fenced off so dogs can get some exercise. Sean, Ricky and James worked very hard on getting this amenity created.

Entrance Beautification – Sean gave an update on what's already been done to the entrance on Sausalito Blvd by the Condos.

RV/Storage Lot – portions of the lot were leveled and reshelled to keep it from getting muddy. Once more funds are saved, additional rock will be added in the parking areas as well.

Children's Playground – mulch was blown in and pressure-washed the plastic playhouse. Repaired broken boards.

Tennis Court & BB Court – Improved/installed canvas shades that hang on the fence and hide the view of the RV/Storage lot.

Clubhouse improvements – received a donated refrigerator and future plans to upgrade other appliances.

Improvement Projects for 2020

Entrance Beautification – Sean will finish the improvements planned for both sides of the Sausalito Blvd. (walled) entrance.

Boat Dock – We had received 3 bids to replace the boat dock about a year ago, but the least expensive bid was \$32k, which didn't include removal of the old dock. Most bids went up by \$10k since we last got them.

We will get 3 new bids to replace the boat dock and hopefully move forward with the project this spring.

RV/Storage Lot – Some broken poles and fencing will be fixed and the reshelling will be done.

Clubhouse – Ring camera system (motion-activated). One of the cameras will get repaired soon.

Lake Howell Update

James gave an update about recent issues: eelgrass and a hydrilla outbreak about 6 months ago. The lake was treated, and 1600 sterile tripod grass fish were added that will eat the hydrilla and eelgrass. Over the last 6 months, some carp at the north end of the lake managed to find their way into the St. John's River, but that problem was solved with a fish blockade.

A question was raised about the new condos being built next door and their financial contribution to maintaining the lake, and if they would allow boats to be launched. Answer: Whoever owns the lakefront footage where the condos are being built does pay to help maintain the health of the lake based on the amount of lakefront they own. No motorized boats will be allowed to launch from the new condo property, although kayaks, canoes, or small hand-carried boats would be allowed.

Red Bug Lake Wall Update

Dave Manor gave an update on the wall construction progress. After years of planning, many meetings, and with the help of many people in this neighborhood and at the City, this project finally has happened. The construction company was good to work with; the City also worked with us, as well as the homeowners who had pools and sheds that had been built up against the old wall. A new footer has been poured; wall construction is moving along nicely. We had thought it would be done by end of March; it could now be as soon as end of February except for the Doster entrance. There will be one sidewalk entrance at the old Todd entrance. It appears that property values have already increased, and some of that value is likely because of the new brick wall. Each homeowner along Red Bug Lake Road gave up 5 feet of property; 2 feet to move the wall that much further inward away from Red Bug Lake Road, and 3 feet on the inside of the wall as an easement for future maintenance. Those property owners all agreed that no trees would be planted or structures would be placed or built within that 3-foot easement. The new wall is low maintenance and should last for many years. The area and sidewalk outside the wall will be maintained by the City.

Tree Replacement Initiative

Our neighborhood tree canopy has been reduced over the years due to hurricanes, trees aging, etc. Dave said Kelly Brock at the City is the one to call regarding any tree in the easement area of your property you want removed. Other species of oak with deeper roots would be better than live oak, camphor trees are also native trees (although camphor trees grow very fast and can be intrusive). Isaac said we are looking into grant programs to help us replace our trees. Any neighbors who would like to participate in this initiative (or any other project) would be welcome.

Architectural Review Committee

Dave Manor gave a historical overview of the ARC and it's importance. In the past, any homeowner living in SS had to come to the HOA and ask for approval on any work done to their home. Then a new City Manager came in and began approving permits without any oversight by the HOA, and projects became inconsistently approved and neighbors were objecting. We went to the City and asked them to include the HOA in the approval process so that we can ensure it will look nice, and be agreeable to neighbors and to the neighborhood aesthetic in general. **The City agreed and now requires certain projects be approved by the SSHA in order to receive a permit, i.e., new roofs, fencing, and house painting.** Renovations to the exterior of your home that already require HOA approval include: any additions, new doors, new windows, concrete work, screen rooms, pools, paver installations, and landscaping.

If your home needs a new roof, there's not many objectionable shingle colors nowadays, so those requests are usually approved quickly. In terms of house paint colors, we have a nice palette of colors we've selected (viewable on the website), but if you want it a shade different, or there's a paint color you've seen on another house in the neighborhood, it probably won't be an issue. We just don't want a Miami Vice lime green house or a hot pink or a black house -- that kind of thing. Those extremes tend to reduce property values for that house and its near neighbors. No one wants to live next door to 'that' house -- or buy 'that' house. The paint color palette used to be just 3 colors; now we have a selection of tans, grays, browns and complementary trim colors. If you want to install a new fence, we used to require new fences to be 5 ft. shadowbox wooden fences. They don't even offer those anymore at Home Depot. So we've adapted and will allow a nice black aluminum fence, or a nice-looking vinyl fence. We want to work with each neighbor to make sure your home looks nice, and to ensure it complements the homes on either side -- for everyone's benefit. If you have a project coming up, let us know - and please try to give us 30 days for the approval process. You can complete and then download the ARC form from the website (under the Documents tab on the Bylaws & Minutes page), then submit it with your plans/drawings. We want to work with you.

Internet-Based Dues Pay & Online Resources

Isaac reminded everyone that there are great resources on the website at www.sausalitoshores.com, including a PayPal link so you can pay your dues or boat ramp or storage lot fees, without having to write a check and mail it in. There is a small cost to cover the PayPal fee, but it's much more convenient. The Facebook page is updated frequently. That page and the website are full of information about upcoming events and other great information. You can always contact us thru the website.

VI. New Business

Volunteer Awards

A wooden case, built by Ron Shady, that now hangs on the back wall of the clubhouse, contains the names of some very special people who have gone above and beyond serving the SSHA and our community. Last month, Michelle Pooler was nominated and chosen to be the 2020 Volunteer honoree for her tireless service over the years assisting with Facebook promotions and planning & coordinating many SSHA events and holiday parties.

Annual Budget

Dave Manor gave an overview of the 2020 annual budget, which is much the same as the 2019 budget. We are trying to keep our spending the same in order to save and accomplish our long-term goals. Our landscaper said his rates would be the same as last year, insurance there could be a substantial change on that next year; the playground will continue to be maintained, and we think the clubhouse and boat dock are areas that need attention more than the playground right now. Tennis courts and basketball courts just aren't used enough to justify the cost of resurfacing (about \$10k per court). The RV/Storage lot and the Clubhouse bring in much of the income, so if those areas need attention, we should be able to keep those updated. We're able to do a lot of those things even though we're not raising dues and fees. Sean Michaux made a motion that we approve the proposed annual budget for 2020; Carl Kraus seconded the motion. Isaac asked for a verbal vote from all members present to approve the 2020 budget; then asked for a verbal vote for anyone opposed. The vote to approve was unanimous.

New Board Members for 2020

A brief history was offered; the ideal number of board members has for some time now been eleven members. Dave said the subdivision was built in 1978 and Greater Construction controlled it until 1981 or 1982 and then turned it over to the residents. During the late 1990s to early 2000s, interest waned and the number of board members declined, and the number dropped to seven. At one time, the number was as low as four people! We currently have a board of eight people with three vacancies. Nominees are: Sue White (who helped keep the cost of the wall as low as possible); Laurie Lawrence (a new homeowner who has website design experience); a write-in candidate is Barry Bobes (who had the original idea to put in the Dog Park). A vote was taken and everyone voted unanimously to accept the 3 nominees to fill the 3 board vacancies.

Recap of board members: Isaac Babcock (president), James Pooler (vice president), Adel Tennyson, Sean Michaux, Ricky Dorman, Carl Kraus, Debbie Gillard, and Jorge Rivera are existing 8 board members. Sue White, Laurie Lawrence, and Barry Bobes are now added to the board to make it 11 board members. Dave Manor will continue to serve as treasurer.

Public Comments

There was a comment about a drone flying back and forth over the common area and the boat dock and a question was asked about whether the SSHA had any rules about flying drones over our neighborhood. There are no such rules, but it was said that drones that weigh more than 1/2 pound must be registered with the FAA. So essentially, drones are federally regulated, but not in our neighborhood.

Verify Attendance

Next meeting is scheduled for Tuesday, February 18, 2020. There should be a quorum at that meeting.

Adjournment

Sean made a motion to end the meeting. Carl seconded, and all agreed. The meeting ended at 4:53 pm.