

**SAUSALITO SHORES HOMEOWNERS ASSOCIATION**  
**MONTHLY MEETING MINUTES**

Tuesday, November 16, 2021 at 7 p.m.  
In-person meeting at the Clubhouse

**I. Call to Order**

The regular monthly SSHA board meeting was held November 16, 2021 in the Clubhouse. It began at 7:03P.M. and was presided over by interim president Emily Fitzgerald, and Laurie Lawrence as interim secretary.

**II. Attendance**

Board Members in Attendance: Emily Fitzgerald, Ricky Dorman, Laurie Lawrence, James Pooler, Debbie Gillard, Carl Krauss, and Sue White.

Absent Board Members: Sean Michaux, Barry Bobes

Others in Attendance: none

**III. Approval of Minutes**

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

**IV. Treasurer's Report**

The Duke Energy bill has been paid. Dave Manor will update the budget for the December board meeting. Other large expenditures coming in 2022 were discussed including web hosting and domain renewals -- approx.. \$400-\$500 for another 3-year renewal period.

**V. Old Business**

Miscellaneous topics were discussed (Guinea pigs; Halloween Parade; costume contest, Community Garage Sale).

**Entrance Beautification**

James said he had not heard from Commissioner Chad Allbritton, but learned that there are no funds available to our HOA from the City of Casselberry for a landscaping/beautification project like ours, but that there may be possible sources for donated plants from certain nurseries. We would need the number and names of plants we'd like and a date reserved in the future for our request to be considered. A date (TBD) in March was discussed. Laurie measured the median and has drawn up a plan and can provide a list of plants and a cost estimate, which can be discussed and voted on at the December board meeting. The final proposal can then be presented to the members at the Annual Member Meeting in January.

**Speed Signs**

James talked about the placement of the 2 new speed signs in the neighborhood (as a reminder to speeding vehicles to slow down on Sausalito Blvd. and on Kantor St.). Placement of the signs was discussed. No decision was made. Debbie and Sue said she would investigate the sign placement and talk to neighbors. This issue

will be back on the December agenda.

#### Membership Report

Sue reported the Good Neighbor sign-ups had increased from 24 to 31 since our last meeting. She said in 2020, the records showed 96 members and 13 estoppels; in 2021, 114 members and 2 estoppels. There was a question about the low number of estoppels, and how membership dues are collected as part of that process. We will ask Dave Manor for clarification at the December meeting. Regarding member retention, 67 members on the list in 2020 are no longer on the list in 2021, which could be explained by some members moving out of the neighborhood. Discussion ensued about the 2022 annual dues renewal time and Laurie suggested we could try sending friendly email reminders to current members with a link to the SSHA Pay Dues page to make it easy for them to renew. We will discuss this issue again in December in preparation for the annual member meeting in January.

## VI. New Business

#### Holiday Home Decorating Contest

James suggested we hold this contest again this year since we won't be having an annual Holiday Party. After discussion, **Sue made a MOTION that we hold this contest again in 2021 with first prize being 1-year SSHA Annual Dues paid plus a \$75 gift card (TBD), second prize \$50 gift card (TBD), and third prize a \$50 gift card (TBD. Carl seconded and all agreed. Motion passes.** Sue said she would help plan logistics with Emily.

#### Lake Howell Boat Parade

This non-SSHA event was just announced today and it has participating decorated boats launching from the SSHA Boat Ramp between 4 pm and 6:15 pm, and then back to the our boat ramp around 7:30 -9pm. Debbie said there is a baby shower event scheduled in the Clubhouse and this may be an unwanted distraction for the renters. It was suggested that Debbie be sure to tell them the boat ramp and dock are not included in the Clubhouse rental. Carl said he might be able to take the 2nd shift directing boats/opening the gates. Sue said she might be able to take 4-5pm. We still need someone to take 5-6:30 shift. The event was added to the SSHA website but at the bottom of the home page.

#### Playground Mulch

We discussed the Children's Playground needing additional mulch, as the rain often washes away areas of mulch over time. If there is enough mulch left over, it can be added to the front of the Clubhouse planting beds. **MOTION: Sue made the motion that we allocate \$1400 for the purchase of new mulch; Laurie seconded and all agreed. Motion passes.**

#### New Board Members Needed

We discussed board members who are leaving - Sue White; and Emily asked board members to seek out neighbors who may want to volunteer a few hours per month to help our community. We will report back with any names for possible nominations.

#### PayPal Fees Increased

Laurie presented a list of the new PayPal fees that we pay when members pay for annual dues and amenity fees on our website. The new fees for 3 items (annual dues, Boat Club fee, and Storage Lot fee) exceed what we ask members to pay. **MOTION: Laurie made the motion to increase PayPal fees to cover our expenses as listed in her proposed fee schedule. Sue seconded and all agreed. Motion passes.**

#### Annual Dues Increase in 2022

Emily began discussion of pros and cons of raising the annual dues and amenity fees, and repeating last year's \$25 discount on annual dues to encourage members to pay their dues early. **MOTION: Sue made the motion that Annual Dues would remain the same at \$125. Boat Club fee would increase to \$130 (up \$5 over 2021), Storage Lot fee would stay the same, Kayak Storage would remain the same, Key Deposit would remain the same, and decision on Estoppel fee would be deferred until we had input from Dave Manor.** And we would not offer a \$25 discount on annual dues in 2022. James seconded and all agreed. Motion passes.

#### New Expenditures Expected in 2022

Emily asked the board for any upcoming expenditures in 2022 that we may want to add to 2022 budget. New flooring in Clubhouse (funds were allocated 2020, but it never happened; funds returned to reserves. New blinds in Clubhouse - needed soon (December). Once we get pricing in the next week, we will vote on it. Entrance Beautification landscaping project; and some new plantings at the front of Clubhouse Boat Ramp repairs - will need estimates

#### Holiday Decorations for Both Entrances

James said he would like to purchase some holiday decorations (lights/wreaths) for both entrances at an estimated cost of \$100. **MOTION: Laurie made the motion to allow James to purchase holiday decorations for \$100. James seconded and all agreed. Motion passes.**

#### Treasurer Position

The board briefly discussed Dave Manor's replacement as Treasurer in 2022; it was determined that we needed to present a nominee for Treasurer at the Annual Member Meeting in January so the board and membership can vote on it.

#### Redesigned Boat Club and Storage Lot Membership Forms

Laurie handed out examples of two redesigned membership forms that will be available on the website for members to complete on-screen or they can print and fill out by hand. The new forms capture more information that will hopefully make Ron's job (and Laurie's job) easier. The board also discussed having a similar-looking official SSHA Membership Application, and Laurie will work on that for next meeting.

#### Fall Newsletter w/Ballot for New Board Members

Carl reminded us that the next newsletter would need to have a ballot enclosed; Emily said it might be better to have the next newsletter mailed via USPS to all members so that every member would get a ballot. Discussion would be continued at the December meeting.

### Code Violations In Sausalito Shores

Carl mentioned that he has seen the number of code violations increasing in the sections bordering Red Bug Lake Road (i.e., boats parked in driveways, etc.). Debbie said code enforcement complaints are taken more seriously when we make them from the HOA account. Emily will talk to Dave Manor regarding access to that account.

### Adjournment

Carl made a motion to end the meeting at 9:06 pm. Sue seconded, and all agreed.