

SAUSALITO SHORES HOMEOWNERS ASSOCIATION MONTHLY MEETING MINUTES

Tuesday, April 12, 2022 at 7 p.m.
In-person meeting at the Clubhouse

I. Call to Order

The regular monthly SSHA board meeting was held Tuesday, April 12, 2022 at the Clubhouse. It began at 7:06 p.m. and was presided over by president, Emily Fitzgerald.

II. Attendance

Board Members in Attendance: Emily Fitzgerald, James Pooler, Debbie Gillard, Ricky Dorman, Karen Yannon, Laurie Lawrence, Deonda Scott; Sean Michaux arrived at 7:22 pm.

Board Members Absent: Carl Krauss

Others in Attendance: Dave Manor and Mark Fodor (tile installer for Creative Floors)

III. Open Forum/Public Comments

This section of the meeting was moved forward in order for members of the audience to make comments about agenda items and have the option to leave early, if desired. Dave Manor, SSHA member, wanted to discuss concerns he had with the commercial flooring chosen and voted on at the March board meeting. Mark Fodor, tile installer, offered his professional opinion about the new LVT flooring and answered many of the board's questions about the quality of the LVT chosen, and the suitability of the existing VCT floor as a substrate for the new flooring. Mark Fodor left the meeting after he had answered all of the board's questions. (The board will discuss further later in the meeting.)

IV. Approval of Minutes

The minutes from the March 2022 annual meeting were emailed to board members earlier. James made a motion to approve the March 2022 meeting minutes as submitted. Motion was seconded by Karen. Motion passed unanimously.

V. Presentation of Reports

a) TREASURER'S REPORT

The board discussed the Treasurer's report submitted by Matt. YTD income is \$32,083. Expenditures to-date total \$19,048. Major expenses this month were Clubhouse Work Day landscaping costs, cost of new blinds, new flooring deposit. Emily said 107 members have paid dues and that includes 16 new members this year. Twenty-six of the 53 storage lot spaces have been paid. Twenty-seven boat ramp memberships.

b) COMMITTEE REPORTS

1) WELCOME COMMITTEE REPORT

Sue White has delivered 11 Welcome Packets since January of this year.

2) HOSPITALITY / EVENTS COMMITTEE REPORT

To be discussed at next meeting

3) NEIGHBORHOOD WATCH COMMITTEE REPORT

The board discussed the issues and some possible solutions surrounding some of the code compliance problems seen in the neighborhood.

VI. Old Business

Dock Rebuild

The board discussed with Dave Manor the lack of progress on the dock rebuild project. Dave said the project would be completed by December 2022.

Clubhouse Floor

The board continued their discussion from the earlier Public Comment section. It was suggested we add an additional amount of Shaw Vecchio tile to the existing order to allow us to tile the 2 closets and beneath the kitchen cabinets (if/when those are replaced), plus 10% or 15% extra for replacements if any tiles ever get damaged. Laurie made a motion to add the appropriate amount of tiles to the order (enough to tile all square footage inside the clubhouse except the bathrooms) and the additional labor to tile the closets. Multiple board members seconded the motion. Motion passed unanimously. The board then discussed and decided with no objections that the new LVT flooring will be adhered to the existing VCT floor, based on the professional opinions offered earlier in the evening by Mark Fodor, installer for Creative Floors.

Easter Egg Hunt Recap

The event proved to be quite popular this year with 40 people (25 kids) participating; the Easter Bunny made an appearance for photos; the fire department showed up with their truck. Two people who attended the event expressed an interest in joining the SSHA.

Neighborhood Work Day

James told the board the Work Day on March 26th was quite successful and we got a lot done. Laurie gave the costs for the Work Day: \$890.66 for plants, edging, compost, and mulch; lunch was \$106.42; Total was \$997.08 -- under the \$1k budgeted. There is still a lot of debris from the Work Day along the street that still needs to be picked up. It was also mentioned that the City came through the neighborhood earlier that day and marked several trees for removal. The board discussed their concern for our disappearing tree canopy and suggested that when a tree is removed by the City, we plant a tree of our choice within the 'boulevard' section owned by the City, perhaps a flowering crepe myrtle.

Dave Manor mentioned he had fixed the breaks in the irrigation system at the front of the Clubhouse, but a timer is still needed. Laurie made a motion to allow up to \$200 for Dave to buy a timer for the irrigation system. Deonda seconded the motion. Motion passed unanimously.

Insurance Update & D&O Quote

The insurance company lost the check we mailed to pay this year's premium, so payment on that check was stopped and Emily arranged for immediate payment from the SSHA checking account. There was no lapse in coverage since the check was lost while in their offices. A quote for the Directors & Officers coverage was

received: \$1382 for \$500k policy; \$1728 for \$1 million policy. Deonda made a motion that we purchase the \$1 million D&O policy. James seconded the motion. Motion passed unanimously.

Recognition Plaque Nomination Procedures

The board discussed details of the nomination procedures that Deonda had drafted. Some refinements were discussed that will be adopted. This topic will be added to the May board meeting agenda for further discussion.

Speed Sign Update

Emily gave an update to the board about her inquiries with the City of Casselberry and the Police Department. It seems there was a speed study conducted by the police in our neighborhood in the past, and the result of that study concluded there was not enough justification to install speed signs.

RV/Storage Lot Update

Ron Shady submitted a report to Emily that said there are currently 15 unpaid, occupied spaces in the RV Lot. Two people with spaces in the lot do not have owner information. Ron said he is contacting the people who have not paid (a couple per week). The board discussed mailing a letter to the 15 members who have not yet paid dues and RV/Storage Lot fees reminding them those dues/fees are now past due and because it's after April 1st, a late fee of \$50 has been added to the amount due. The board discussed the fact that business trailers are not considered recreational vehicles and should not have been allowed in the RV/Storage Lot because of the daily wear-and-tear on the gates and the grounds when they drive in and out each day. Emily will continue to work with Ron to collect late fees and dues, including trying to send email notifications. This topic will be added to the May board meeting agenda.

VII. New Business

Future Clubhouse Landscape Enhancements

Laurie discussed ways we might further enhance the front of the Clubhouse in the short-term and in the next year or two. In the short-term, planting grass in front of the new planting beds was suggested. Sod was also suggested as an alternative. Laurie will research sod pricing and this topic will be included on the May board meeting agenda.

[Ricky mentioned that the wood on the gable above the front door is rotting and might need to be replaced, so this topic will also be added to the May meeting agenda.]

In the next year or two, Laurie suggested the walkway to the front door of the Clubhouse be widened to make it more welcoming and inviting. It could be a concrete pathway with a paver brick border. Costs for the project could be offset by implementing an 'engraved brick' fundraising project (offering commemorative bricks for sale at a good profit) laid on both sides of the new walkway. The bricks could be ordered, engraved and then installed once or twice a year for efficiency. This topic will also be added to the May board meeting agenda so it can be discussed more.

Discussion turned to the clubhouse patio doors and Dave Manor said the glass panels should be replaced because the seals have failed which makes them both inefficient and difficult to see through. Dave said he would have pricing for us on new double-pane door panels by the May board meeting.

SSL Certificate for SSHA Website

Laurie explained what an SSL Certificate is and how it would improve both actual and perceived security of our website. It would also serve as a way to encrypt credit card information between a visitor's browser and the website server -- so the need for the PayPal interface could possibly be eliminated -- hopefully lowering transaction fees. The board discussed the cost which is \$50 the first year, and \$100/year after that, making the annual cost for website maintenance \$250 per year: 1) web hosting (\$125/year), 2) domain (\$24/year), and 3) SSL certificate (\$100/year). Deonda made a motion we purchase an SSL certificate for our website for \$50 for the first year (and then revise the budgeted amount in 2023 to cover the \$250/year total. James seconded the motion. The motion passed unanimously.

Verify Attendance

The next meeting date will be May 17, 2022.

Adjournment

Laurie made a motion to end the meeting. James seconded. Motion passed.

Meeting ended at 8:50 p.m.