

SAUSALITO SHORES HOMEOWNERS ASSOCIATION

MONTHLY MEETING MINUTES

Tuesday, March 16, 2021 at 7 p.m.
ZOOM board meeting

I. Call to Order

The regular monthly SSHA board meeting was held Tuesday, March 16, 2021 via Zoom. It began at 7:06 P.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, Emily Fitzgerald, Sue White, Laurie Lawrence.

Others in Attendance: Joe Gillard, Joe Rodriguez

III. Approval of Minutes

The minutes from the February 2021 meeting are not yet available, so formal approval of the minutes will be delayed until next month.

IV. Treasurer's Report

Isaac reminded everyone that at last month's meeting, the board voted to hire Dave Manor to rebuild the boat dock at a cost of approximately \$42k which includes a generous, at-cost, amount of decking material donated by former board member, Greg Bond. Thank you to Greg! The project will begin in April 2021.

Dave Manor, treasurer, was not in attendance. Isaac announced there is now an active, live income statement that gets updated more frequently. He also spoke about the supposed success of the discounted dues promotion, and the recent RV Storage Lot Clean-Up event was successful in sprucing up the area and clearing out a few new storage spaces. A big thank you to all the volunteers who participated. Clubhouse rentals have increased this year and look promising. Isaac then briefly recapped the dock rebuild details.

V. Old Business

Dock Replacement

Isaac discussed the dock replacement contract that Dave had showed him; it's very similar to the current dock size but a bit wider due to the size of the material that we'll be using for the deck surface, and the fact that it's not easy to cut this material. Width will be 81 inches wide vs. 72 inches. And it will include lighting along the handrails (if we can get the electrical working).

Clubhouse Floor Replacement

Last month, the board discussed two different options for replacing the floor in the Clubhouse, including commercial vinyl snap-together laminate planks, and an epoxy/resin colored coating over the concrete slab. Dave had expressed his preference for having an impervious epoxy coating that would be applied over the

stripped concrete with no seams or gaps from wall-to-wall. The epoxy coating would likely cost \$2k more than the vinyl snap-together plank flooring (estimated by Joe Gillard to be about \$8700) with a 5-year warranty. Dave had expressed concern about spillage/liquid getting between the seams and seeping beneath them causing a possible long-term mold or odor problem. Isaac stated that Joe said he would stand behind the 'liquid imperviousness' of the vinyl plank flooring, and perhaps we should reconsider that flooring as it's less expensive, easier to install, and we have a vendor available now to install it. The board is still searching for a vendor who might be able to do the epoxy coating floor on our Clubhouse which is just a 1550 sq.ft. job. The board discussed the pros and cons of both flooring types; the biggest concerns with the epoxy coating being the higher cost, and if the color/finish would still look "stylish" in 20-30 years. The biggest concern with the vinyl plank flooring is that if a pipe broke or a high water flood situation would require taking up the whole floor, drying out the concrete slab (taking multiple days), and paying someone to hopefully be able to reinstall the planks; and would it ever look as good as new? A decision was made to table the discussion until we can get quotes on the epoxy coating floor treatment for a comparison.

RV Storage Lot Cleanup Day Held March 6

Isaac announced a successful Clean Up Day held 10 days ago to spruce up the Storage Lot, with a large number of volunteers (15-20 people) coming together to help, and the event even cleared out a few extra Storage Lot spaces that will allow us to make a few extra dollars. There is a bit more to do, so there may be another clean-up day to finish what didn't get completed. There were also a couple tubes recovered that could be used to kick-start the Dog Run behind the Storage Lot.

Insurance Premium

Dave Manor was not in attendance, so Isaac gave an update regarding the insurance policies in place, including the policy on the new wall, and individual policies on board members. Dave managed to come in under budget on the annual premium cost -- so thank you Dave.

Marquis Sign & Install

Isaac thanked Ricky for building a new 4x2 marquis 'bulletin board' sign that will help inform the community about what's happening. The board discussed possible locations where the sign could be installed, and that it might eventually have a metal back panel so magnetic letters could be used inside. Event listings, website URL, contact info were suggestions as to information that could be posted. Post holes will need to be dug and James volunteered to do that and call 411 beforehand. Motion was made by Laurie that the new marquis sign be installed to the right of the walk-in gate on the fence. Motion seconded by James. Motion was passed unanimously.

Easter Event - Saturday April 3

Emily presented three possible ideas for an Easter event this year that will allow for safe social distancing. 1) Easter Parade - similar to the Halloween parade 2) Pavilion Easter Event (outdoors) - hand out bags of plastic eggs with candy inside and a craft to do or to take home 3) Easter Scavenger Hunt - hide Easter-related items around the Clubhouse common area. Hand out a paper with the list of items. When kids are done locating the items, they get a bag of goodies to enjoy at home. Emily recommended we do the scavenger hunt. The board discussed the logistics of encouraging social distancing during the scavenger hunt, who would wear the Easter

bunny costume, and including a Easter photo booth/cut-out for kids' pictures with the Easter bunny. Welcome Committee could be there to promote membership as well. Michelle said there were lots of Easter decorations in the Clubhouse attic that could be used.

VI. New Business

Welcome Committee

Sue gave the board an update on the Welcome committee's activities, including the Welcome Packet and its contents, and its success. The committee is having good success with board members identifying new neighbors (renters/homeowners) and letting Sue know. Sue said Carl has identified 6 new neighbors; Debbie has done 4, Sue has done 2, and Laurie has done 1. If a board member lets the committee know, they will deliver a Welcome Packet within a day or two. Sue said the committee is dedicated to identifying new ways to promote membership; ideas included a \$50 raffle for residents or homeowners who sign up, and a form that each member who pays dues fills out a form to capture their contact information. Carl suggested the Welcome Packet include a card that captures name, email and phone number they could fill out and drop off somewhere. The board brainstormed ideas about mailboxes, suggestion boxes and how they might offer a moisture-proof place to drop off comments and/or ballots before the annual meeting. Michelle suggested one person have the responsibility to gather and maintain a list of member contact information so the board can communicate more by email; she also thanked Emily for her dedication and success with posting notices on Facebook. Emily encouraged all board members to invite neighbors to follow our SSHA Facebook page. Isaac suggested that Laurie be the one to maintain a list of member contact information since she already maintains the list of members who pay by PayPal; she agreed to do that. Any board member who accepts dues payments and gets a member's name, email and phone should forward that info to Laurie to the list can become a comprehensive 'master' list of members and their contact info.

Newsletter Ideas

Isaac solicited ideas for articles or announcements in the upcoming newsletter. Isaac confirmed that he will include a small article about Joe Rodriguez's free offer to "take-down-Xmas-lights" for neighbors who are unable to do it. Michelle said she would like to offer help for any senior neighbors with booking appointments to get Covid-19 vaccinations; she will write up a short description and submit to Isaac for the newsletter. Emily said she would write something about the Easter Scavenger Hunt on April 3rd. Laurie said she would provide a write-up to Isaac regarding collecting up-to-date names, emails and phone numbers of members. Someone suggested Ricky send a photo of his Corgi 'Harper' for inclusion in the newsletter, and Emily suggested we include an image that says "New Dock coming soon," and a mention of the new marquis sign that will be installed soon. James said there was a recent car break-in in the neighborhood and reminded us all to lock our vehicles when they sit outside. Joe Rodriguez mentioned the City of Casselberry police offer a "House-Check" program to check on your home if you'll be out of town for more than a few days.

Public Comments

None.

Verify Attendance

Next board meeting is scheduled for April 20 at 7pm. There will be a quorum at that meeting.

Adjournment

James made a motion to end the meeting. Carl & Emily seconded the motion; all agreed.