

July 15, 2006 - SSA Annual Meeting

PRESENT: Wm Kosky, Gail Ferguson, Cheryl Carey, Phil & Priscilla Maher, June & Lawrence Osgood, Jane Hicke, Dan & Sue Campia, Francis Griffith, Patricia Ghiorse, Rich Fox, Mindy Richlen, Patricia Smith, Louis Ferretti, J Conso, Carol Lane, Tom Noonan, Pete Langan, Bob & Carol Ann D'Eon, Tim & Debbie Greve, Nasir Khan, Karen Colbert, Paul Cummings, Robert Driscoll, Eileen Capobianco, Ellen Cutone, Maureen Touhey, Janice Gianetti, Mary Nolan Bimmler, Wm Bimmler, Elizabeth Barrett, Billie Maine, John Wilson, Georgia Frawley, Rose Sullivan, Marion Brauneis, Marion Wakelin, J Gushoe, Phyllis Esposito, Sally & Bob Greymont, Thomas Rodger, Rick Sette, Paula Sette, Marilyn McGinn, Connie Champagne, Lilian Malo, Joe Apicella, Bill & Lynn Faulkner, Phyllis DePaolo, Carole Dembkowski, Tricia Doherty, David Doherty, Troupe Sinkevich, John Carroll, Rosemary Carroll, Joan Mullen, P & E Bouvier, Kevin MacDonald, Richard Serani, Christine Serani, Charley Valera, Thomas Terry, Kristine Copley, Harry Rabidou, Palma Rabidou, John & Elizabeth Barrett, Bill & Florence Stapleton, Frank Gorgone, Stan Masalsky, Barbara Griffin, Ed Grace, Christine & Jay Fabbio, Arlene Schubert, Dan Frawley, Kathleen Murphy, Joe Apicella, Bob Barker, Dave Smith

Meeting called to order at 9am. We do have a quorum.

SECRETARY'S REPORT: from the 2005 annual meeting was briefed and accepted.

TREASURER'S REPORT: Carole Dembkowski passed out Operating Results. Cash wise we have \$31,000 in checking acct and \$51,000 in savings account. We have 380 paid members. Carole has computerized the membership, it's all on quick books. Invoices are now sent out for dues, when a check is received Carole now has a detailed listing of all funds and dues. Carole has changed the fiscal year, we now have current results, the last 6 months actual and she has projected to the next 6 months. It is more meaningful to get reports for the year we are in. We tried sending the scan out via e-mail but did not have enough of a response to make a difference in postage savings. Motion to accept the treasurer's report, it was seconded and accepted. Carole presented the budget for the coming year. Year to date results from Jan 1 - July 12, operating budget from Jan 1 - December 06. The projection for the year is roughly \$37,000 in income including dues, rent social activities. etc, projecting a \$615 loss at the end of the year. What that is covering is the operating losses from previous years. Motion to accept the budget as printed, was seconded and accepted.

MEMBER REVIEW: Bob Barker reported on the Members Review of our financial records which is called for in a section of our by-laws. Christine Copley and Bill Kosky did the review and Christine reported that with quick books the records are very impressive and she and Bill are very comfortable with our financial situation and how our books are being taken care of. Joe commended Carole on a tremendous job well done with the books.

SCHOLARSHIP COMMITTEE: Tom Noonan reported on the new criteria for the applicant which is that they must be a relative of a member of the Assoc. Lisa Rodger,

daughter of Tom and Diane Rodger, was the recipient of the Jack Way Memorial Seacoast Shores Scholarship this year. An article was in both the Scan and The Falmouth Enterprise. She is very involved in Seacoast Shores activities, has an outstanding grade point average and is involved in the town activities where she lives. Tom thank all who contributed to this fund. There were 5 applicants this year. The decision by the committee to award the scholarship to Lisa was unanimous.

RIGHT OF WAYS: Jay Fabbio reported that the ROW's are in good condition. A couple signs that are missing will be taken care of soon. Dog owners not cleaning up after their dogs. Any resident of Seacoast Shores has the right to use the ROW's. There is a path at the end of Seacoast Shores that cuts through to the public landing which has gotten bigger, a member wants to know what can be done about this. It was suggested the rocks need to be put back in place. There was some discussion on old boats on ROW's.

NEIGHBORHOOD WATCH: Frank Gorgone reminded everyone that the meetings are the 3rd Tuesday of every month. On this coming Tuesday @ 7pm there will be a K-9 dog demonstration in the clubhouse parking lot. Last month was very well attended. The biggest complaints are cars & dirt bikes speeding. Sargent Brian Reed attends the meetings and acts on complaints brought to the meetings. Police details are concentrating mostly on the speeding problems.

SCAN: John & Rosemary Carroll published the scan last month. 450 copies were printed. If you have an article for the Scan e-mail John & Rosemary at SEAWYX@aol.com.

CLUBHOUSE RENTAL: Bob Barker had an article in the Scan on how to rent the clubhouse. The cost to rent is \$100 plus a \$125 deposit of which \$50 will be deducted if it needs cleaning after a rental. There have been 6 rentals so far this year with another 4 scheduled and a call has b received for a June 2007 rental.

CLUBHOUSE MAINTENANCE: Tim Greve reported that not much has been done to improve the clubhouse because of the pending vote on clubhouse renovations. There has been some vandalish to the roof, screens, etc. Parts of the roof seem to be crumbling. Back of the clubhouse has been cleaned up with 3 picnic tables set up which were donated by Jim DiCecco. Joe thanked Tim for all his work done on the clubhouse including making shelves for storage in the storage room. He also thanked Bob Greymont for his time donated to helping with improvements.

WEB SITE: Rich Fox reported he has been working on reorganizing the content and laying it out in a way that it is sensible and organized. He has some designs but they are still very rough, at the next BOD meeting he hopes to be able to demo some of his designs. If anyone has ideas for content let Rich know. Info can be updated quicker on the Web Site than waiting for the Scan to come out.

SOCIAL: Deb Greve reported that Bingo Family Night is on Monday nights, except for

one week in Aug. when it will be on a Wed. Diane Rodger runs Bingo. Estuary Explorers starts on Tues. morning, Trish Smith is in charge of this. There is a canoe club which meets on the last Sat. of the month, the book club meets the last Sunday of the month. The books are listed on the Web Site. Today is the barbecue which will not be a parking lot picnic, but a back yard barbecue in our new area out back. Guests are welcome. August 26 is the lobster dinner, with a large tent and live band and a dessert contest which will have a nominal prize but best of all bragging rights for having the best dessert. This does require reservations because it is a catered event. There are a limited number of tickets which sold out last year so buy early.

Seacoast Shores will need a new activities chairperson next year. Deb is moving to membership to try to recruit more than the 400 members we have had in past years.

Bob Barker & Jim DiCecco would like to have Thurs. night cookouts if enough members are interested. Grills will be set up and bring your own food. Good way to meet members and neighbors.

BEACH: Tom Rodger reported that because the results of the beach renovation were so great the Town of Falmouth would like Tom to send them monitoring info, pictures, and a formal letter on how the beach is holding up. A friend of Tom's looked at our beach and commented on how well our beach held up compared to a renovation in Waquoit that did not hold up as well. Tom did forward all the pictures & info to the Conservation Commission, they like our beach as a showcase project. Water sampling is done weekly at the beach, our levels test below the minimum detection levels. The ROW at Winthrop to the beach was cleaned up & a barrel added to beach for trash. Last week's beach party was a great success with 250 hot dogs with chips etc. Non members were asked for a donation. Dogs are not allowed on beach.

LANDSCAPING: Arlene Schubert has a sign-up sheet for weeding and watering at the front entrance. Work will continue at front. The Landscape contest this year will have 3 winners, 1st prize will be \$125, 2nd - \$75 and 3rd \$50 gift certificates to Mahoney's Garden Center. Thanks to Joan Mullen for picking up litter on the Boulevard.

PRESIDENT'S COMMENTS: Joe gets complaints from people but there is not much he can do. He wrote article for scan with all info needed for residents to deal with any problems they run into. Jeanne Rummel who is the Zoning Enforcement Officer for the town will be at the Aug. meeting, she wants to put together a task force to help deal with these problems. Joe has a complaint form for written complaints to the town. Call the police if necessary.

ZONING BY LAWS-ZINE APPEAL: The Zoning Board of Appeals has allowed a permit for a multi-family house on Ellsworth Drive under by-law, 240-3B. Although we had a by law change which said that in a coastal resource zone you need to have a 15,000 sq ft lot to have an accessory apartment this Ellsworth Drive multi-family was permitted under the 240-3B by law says that if you have had a multi family house for 10 years you get approved. We asked the abutters, Mark and Rosemary Sullivan to appeal

this permit, the appeal will cost approximately \$5,000 more. The Sullivans need help with this cost or they will have to drop the appeal. There was much discussion on loopholes, zoning by laws and in-law apts. The board has no problem with affordable housing, the issue is with density, environmental concerns and traffic. Dave Smith reported that if this peninsula, Seacoast Shores, was a raw piece of land the town would allow 300 homes to be built under the current zoning by-laws. Both the Town Planner and the Town Attorney feel the Zoning Board of Appeals over stepped their authority in allowing this permit. A motion was made that we "Take from the treasury an amount up to \$5,000 to support the appeal for legal fees". The motion was seconded and approved. There is a motion to dismiss this appeal. If it is dismissed there will be no money needed for the appeal.

BY LAW CHANGE: David Smith proposed a change to Article III, Section 1. The change recommended was to delete the phrase 'or an adult member of a landowner's household,.'. There was much discussion and the by law will now read in part 'or an adult member of a landowner's immediate family member,.'. There was much discussion, the motion was seconded and approved.

PROPERTY PLANNING COMMITTEE: Dan Frawley made a very impressive presentation for the committee. The committee looked at the following three facilities in hopes of finding one that we could use as a model: 1. New Seabury 2. Falmouth Yacht Club 3. Great Harbors. The committee chose Great Harbors as their model as it very closely resembles our community. Dan outlined Great Harbors vision: 1. Improve an old and deteriorating but valuable asset. 2. Invest in the asset to boost equity in property values. 3. Improve their community. Great Harbors 3 step process was: STEP 1. Have concept drawings developed STEP 2. Request members review/approval to spend up to \$50,000 to meet with Town of Falmouth permits and zoning boards. STEP 3. to develop detailed plans and estimates and financing options. 375 out of 400 members signed up at Great Harbors and were assessed \$1,500 or \$300 per year over a 5 year period. Depending on how many of our members sign up the cost could be either more or less of that amount. If a member did not sign up and sold his property the new owners would be assessed \$3,500 if they want to join. If you did buy into this originally and later sold your house there would be no assessment to the new owners. Approximately 200 Great Harbor members use the facilities in the summer. Depending on which facilities they choose to use they pay anywhere from \$200 - \$450 for the season. If summer renters want to use Great Harbors facilities they pay \$150 weekly. Dan encouraged members to visit Great Harbors to see their facility.

The Association property is 1.7 acres and is valued at more than \$2,000,000. Two benefits the committee see for SSA are 1. Boost the equity in your property 2. A plus for selling or rentals. The committee doesn't know what the cost is yet. They will have \$ amount next year if we vote to approve this plan today. Today we can frame some possibilities about what it could cost, next year we will have a detailed plan and will know the costs. There were a lot of questions asked and answers given, the PPC was very well prepared.

The motion was made to 'spend up to \$50,000 on going forward with step 2'. A member card vote was taken. 35 voted yes, 6 voted no.

ELECTIONS: Bob Barker put forward the slate of nominations for Board of Directors. Pres. Joe Apicella, V.P. Bob Barker, Secretary-Sally Greymont, Asst. Sec. Maureen Touhey, Treasurer-Carole Dembkowski, Asst. Treasurer-Debbie Greve, Board of Directors, Tom Rodger, Jay & Christine Fabbio, Dave Smith, Dick Sette, Dan Frawley, Arlene Schubert, Jim Dicecco, Rose Sullivan, Frank Gorgone, Rich & Christine Serani, Eleanor Bouvier, Rich Fox and Ed Grace.

A Motion to nominate by a single unanimous vote was made from the floor. The nominations were voted on and unanimously approved.

Submitted by: Sally Greymont