

## SSA BOARD OF DIRECTORS MEETING OCTOBER 8, 2007

PRESENT: Joe Apicella, Bob Barker, Eleanor Bouvier, Carole Dembkowski, Dan Frawley (via phone), Debbie Greve, Thom Greve, Sally Greymont, Tom Rodger, Arlene Schubert (via phone), Christine Serani, Rich Serani, Dick Sette, Dave Smith, Rose Sullivan, Peggy Boyle  
ABSENT: Christine Fabbio, Jay Fabbio, Frank Gorgone, Ed Grace

TREASURER REPORT: Not much to report. Total paid members are 383. Payments made after 10/1 will count toward 2008 membership.

SECRETARY REPORT: was reviewed and accepted.

NEIGHBORHOOD WATCH: No report. Bob Barker on his way out one night at 6:35 saw 2 dirt bikes going at full speed doing wheelies with no lights on. Bob notified Sgt. Reed and encourages anyone who sees this happening again to notify the police.

BEACH: Tom reported that in the Cape Cod Official Guide was a picture of our beach. The 2 buoys at the beach will be removed next week and winter sticks put on. There are 4 trash barrels used at the beach in the summer, Tom will remove 3 and leave 1 for beach trash for the winter.

FUTURE BOD MEMBER - Bob introduced Peggy Boyle who would like to become a Board member. She will have to wait until the Annual Meeting in July but is welcome to attend the meetings until then.

SCAN: An issue will come out in December.

RIGHT OF WAY: No Report. Bob called a local contractor after noticing when he walked his dog that there was no trash on his ROW when he started his walk but on his way back there was Dunkin Donuts trash thrown in the ROW.

Tom questioned property taxes on ROW, which he felt we shouldn't be paying. We pay approximately \$12 which is probably an administrative fee. Bob will ask Joe to check this.

MEMBERSHIP: There are 383 members. There are two businesses interested in becoming Advantage Partners for 2008. Over 6 new home owners gift baskets were delivered. Deb does not leave baskets if it looks like it is a rehab. An up to date Member Application Form is needed for the directory. Beach, Landscape, Scholarship and Police are the funds that will be listed for donations. Calendar for 2008 will be reviewed. Membership detail list will only be available to BOD members for Board approved items.

IT: Thom reported that there were 927 web site hits in August, 859 in September and so far about 230 in October.

SCHOLARSHIP: No report. Scholarship will be taken off the monthly agenda until spring.

CLUBHOUSE MAINTENANCE: It was recommended that the gate at the entrance to the clubhouse be removed. Tom suggested reflective tape be put on it if it is not removed. It will be cut off at ground level.

RENTALS: Christine & Richard Serani, Dick Sette and Bob Barker have met with Atty. Stephen McLaughlin, who is a member, regarding our insurance because the Fair Plan is not issuing binders (one day insurance coverage). Homeowners renting the clubhouse need this for rentals. He recommended that instead of calling it "Rent" we should call it a "User Fee". Stephen will prepare a letter for us to send to our Insurance Agent to verify coverage for member usage of the clubhouse when they pay a "User Fee". He feels that we are covered as Users and if we contact our agent with the right approach, user vs. rental, we will find we are covered. If the member buys and serves liquor to his guests at no charge we are covered. If we hold an event and charge for liquor we need an Event Liquor License. The member

renting the clubhouse is responsible for ensuring that underage people do not drink. Elisabeth Gerry is scheduled to rent the clubhouse for Thanksgiving.

ROSTER: Thom presented a draft of the Directory. He will attempt to sell ads to be put in the Directory. There was a motion to accept Thom's proposal to raise funds to offset the cost of the roster. It was unanimously approved with a limit of 30 days to raise the funds so the Directory can get published.

LANDSCAPE: Dick presented the Landscaping Committee Budget for 2008 including a proposal that effective 2008 it take over maintaining the entire Front Entrance including fences, signs and stone structures.

#### Landscaping Committee Budget for 2008

The Landscape Committee is proposing that effective 2008 it take over the maintenance of the entire Front Entrance including the fences, signs and stone structures. In the past we have attempted to have Maintenance do the required work on the fences and signs and for various reasons it never was accomplished. For clarity we are not taking over the responsibility of posting signs on the SSA sign board. We seek the BODs approval.

The recent maintenance and painting just accomplished by Bob Greymont and Dan Foster is deeply appreciated by all members of the Landscape Committee.

What's the issue with the signs and fences? The bottom rails on all the fences are too low. They sit in the dirt. Walpole Woodwork told us 3 years ago that this would create another moisture path to the fence components and cause them to have a shorter life. Cedar fencing should last at least 20 years. Leaves and debris accumulate. We considered the option of raising all the fences by 4-6 inches but this would bring the top sections too high relative to the stone structures and create an architectural inconsistency that is not acceptable. Grading the dirt and loam lower is also not an acceptable option.

The big sign on the west side is in great shape. Bob cleaned it and added several layers of clear-coat. The smaller sign on the east side needs replacement. It is our intention to develop a plan with supporting quotes to replace the east side sign and to raise the bottom rails on all the fences. We will call upon Bob Greymont and Tim Greve to assist us with some of the work because of their outstanding skills working with wooden structures. This will enable us to keep the costs low. I have included an additional \$1000. in the Operating Budget to implement this change. It is my best guess at this time.

#### LANDSCAPE OPERATING BUDGET 2008

1. Grass Cutting - \$1000. from the SSA Operating Budget (providing it's Harry); paid \$975 in 2007
2. Front Tree Spraying - \$150.; same as 2007
3. Front Tree and Shrubs Fertilizer - \$150; same as 2007
4. Front Entrance Trees, Shrubs and Flowers Annual Clean-up (replacement of Trees, Shrubs and Flowers that have not survived the winter; loam; mulch and hose stuff) - \$750.; approximately the same as 2006
5. Seacoast Shores Blvd – Grass Strip – Maintenance includes loam and grass seed. \$ 250.; \$0 in 2007; approx \$750 in 2006
6. Annual SSA Landscaping Contest - \$250.; same as 2007
7. Fence repair and modification and new east sign - \$1000; new for 2008. Competitive Quotes will be obtained.
8. Total \$3550.

#### LANDSCAPE DONATIONS FUND BUDGET 2008

9. Fall planting of perennials \$350.
10. All other new plantings; we spent approximately \$1000. in 2007 for Front Entrance Annuals

There was a motion to accept the Landscape Committees letter as written. It was unanimously approved.

**PROPERTY PLANNING COMMITTEE:** There are more than 160 verbal commitments with 122 signed letters and checks received. At the 9/30/07 meeting 35-40 people were in attendance with 20 properties represented. The game plan now is to convert verbal commitments to signed letters of intent with checks written. Marketing will slow down in the winter months and be picked up aggressively in spring. There was a great article in the Falmouth Enterprise about the program. On a couple postcards sent out by Realtors the info is incorrect. One postcard said there is a clubhouse now with deeded property rights. Deb did call a realtor on this and the feeling is that some are using this as a selling point and putting out false info. Dan was invited to a Realtor meeting last summer and made a presentation to realtors so they have been given the right info. There was discussion on the marketing numbers that are being used. It was suggested that when a percentage is used it should state that it is the verbal commitment percent or signed LOI with deposit check percentage. It was agreed that that is what is being done. There was an e-mail in which it was not clear. Both numbers used have been valid numbers.

**SOCIAL:** We do not have a social chairperson yet. Peggy Boyle has agreed to help.

**OLD BUSINESS:** Dick has contacted John Lyons at the DPW and got most of the paving problems on the Blvd. corrected. There are still some areas that need work. Dick & Joe have also spoken with John Lyons regarding replacing the 20 street signs that are missing or damaged.

The free newspaper and the phone books that are left in the driveways of all residents and are piling up because the houses are not occupied in the winter are a problem. Joe will look into this problem. Cynthia Amor is the Town Enforcement Officer for zoning violations. The forms and how to handle the problem are on the web site and should be used if you see a violation you are concerned about.

Joe spoke with the Tax Assessor regarding the ROW's that SSA owns.

There was discussion on the negative e-mails that have been sent which are actively working against decisions made by the BOD and Members. Two years ago the Board recommended and expected participation of 50% attendance at BOD Meetings and an expected participation in a function or a committee. The question was raised, should we have an attendance requirement. There will be more discussion at a future meeting.

Attendance via cell phone was discussed. Dan will look into conference calling systems that we could utilize for members who cannot physically attend board meetings especially in the winter. Joe will be the contact person if needed. Further discussion at a future meeting.

Discussion on the Calendar for 2008 and volunteers will be tabled until the next meeting on 11/12.

#### **UNFINISHED BUSINESS:**

Dick Sette and Joe came up with a list of SSA owned properties. According to the Barnstable Registry of Deeds site and the Town of Falmouth web site for tax records we pay taxes 1) 1.39 acres for the clubhouse property, 2) 0.25 acres on Fenwick, 3) .33 acres on Farview, 4) 0.8 acres on the beach and 5) 2 acres, 1 on West side and 1 on East side for our Right of Ways. Dick suggested we have an engineer complete the definition for the property we are paying taxes on with markers and prints. Markers and prints on all SSA owned property would be helpful. Joe will go to the Town Engineer and look at their plot plan first.

Meeting adjourned at 9:30

Submitted by Sally Greymont