

September 11, 2006 – Board of Directors Meeting

PRESENT: Joe Apicella, Sally Greymont, Frank Gorgone, Rose Sullivan, Eleanor Bouvier, Debbie Greve, Dick Sette, Dave Smith, Carole Dembrowski, Christine Fabbio, Maureen Touhey, and Dan Frawley and Arlene Schubert

The minutes of the August Member Meeting were reviewed and accepted.

The Treasurer's Report: was reported by Carole Dembrowski. The Net Ordinary Income Year-to-Date is \$31,072. This will help decrease the Net Loss of \$14,000 from last year..

Crime Watch: Frank Gorgone will continue to ask for Police details for Friday, Saturday and Sundays until further notice since there is still money in the Fund. Frank has asked the Police to address traffic problems, the clubhouse and the beach. The beach will now be eliminated. All residents are urged to call the Police if speeding, dirt bikes, etc. are seen.

Right of Ways: Christine Fabbio reported that the signs are all up and things appear quiet.

Landscaping: Dick Sette reports there is a team set up for Sept/Oct watering of the Front Entrance. Seed and loam have been bought for repairing the grass on the Seacoast Shores Blvd strip between the sidewalk and the street.

Property Planning: Dave Smith reported that the Falmouth Engineering Company with Mike Borcelli as president has been retained. The company submitted a low bid of \$2,750. A full engineering plan will be delivered to the July members meeting. Mike will be meeting with the committee shortly. Committee members will be meeting with the Town Planner soon. The Falmouth Yacht Club has approved Dan Frawley's request for their plans. Dan is waiting for the architect to deliver them to him.

Towing Bill: Joe Apicella proposed that the towing bill of \$140 be reimbursed to Rosemary Morin since there was not a set policy in place for towing. A discussion ensued regarding the fact that the sign does state any car blocking the ROW will be towed and the assumption is this is at the owner's expense.. The tow driver and 3rd witness all agreed that the car was partially blocking the ROW. The signs have been in place for 2 years. If an exception is made now it will expose the Association to further demands. A vote was taken and 8 BOD members voted not to refund the bill and 5 voted to refund the money. Joe Apicella will write to Rosemary. The procedure now in place is that if a car is seen by anyone to be blocking a ROW the Police will be called to confirm the blockage. A photo should be taken to confirm this. If the Police do not show within a reasonable time the tow company should then be called.

ZBA Appeal: Since the Barnstable Superior Court judge ruled that the ZBA ruled inappropriately it seems to be necessary that the application be withdrawn. However the

house is now sold. Joe A. will go to the ZBA to follow this through with the Town. This matter needs finality.

By-Law Changes: There is mention of the July meeting but no mention of the August meeting. It is stated that if there are any By-Law changes proposed these must be voted on by the membership at 2 meetings. The By-Laws need to be reviewed and Rose Sullivan and Eleanor Bouvier volunteered to work on this committee.

Harbormaster: There is a form to report any speeding boats, violations of Wake zones, etc. The Harbormaster is quite willing to address all our complaints but he needs to be notified.

Membership: Debbie Greve has analyzed some of the data but plans to do more analysis. 44% of the SS residents are full-time while 2/3 of the SSA membership is not full-time. The welcome kits delivered to 18 new home owners last year resulted in 9 new members in the SSA. Oliver Muldoon has revamped his web page <http://Seacoast.Homestead.com>. This focuses on SS. He will be sending weekly e-mails to Maureen Touhey with recent sales. This will help continue the welcome kits program. A suggestion has been made to use the SSA web page to advertise seasonal or yearly rentals by owners who are members.

In order to retain members Debbie is proposing to expand the number of merchants giving discounts to members such as Mahoney's is presently doing. Debbie suggests that the participating merchants should be unique in their specialty. The benefits of membership need to be expanded as well as more newspaper coverage of the many social activities.

Arlene suggested that if a resident does not wish to join the SSA they should then be asked for a donation to one of our several Funds.

Presently there are 390 members.

Debbie would like to initiate a Storm Check program whereby volunteers check up on seniors after any storm or blackout. This program need not be limited to SSA members. The BOD members responded quite positively to Debbie's suggestions and most volunteered to be a volunteer in this Storm Check program.

The Area Rep program needs to be revamped and this type of activity may help.

Social Activities: Debbie reported that there will be no chair but a committee has been formed to lead. This committee will include Debbie, Trisha Smith, Arlene Schubert, [Trisha Doughty](#), and some others.

The Lobster Dinner served 107 meals, the weather was beautiful, many more folks showed up for the music and fun afterwards. It was a success with a cost of \$300. A suggestion was made and approved to contact Kenyon's regarding the use of the clubhouse for their holiday party. Kenyon's has been a vital support to SSA over the past years. The clubhouse will then be closed for the season.

Facilities: Debbie reported for Tim. Tim has seen mortar cracking on the outside of the clubhouse and he would like to repair these before the winter. He would like to confer with a masonry expert. Several members were suggested. Tim along with volunteers

would also like to paint the outside after these repairs are made. The money for paint was approved.

There are 2 quotes to clean the carpet. The money was approved for this and Debbie Greve will contact the cleaner.

Sexual Offender in Neighborhood: This is public knowledge and has been publicized in the Cape Cod Times and the Falmouth Enterprise. There is a concern that the house in question is being utilized as a boarding house but is not owner occupied. Joe A. will check into this and file a complaint with the Town if this is the case.

Meeting was adjourned.