

SHMPOA BOD Worksession 6-11-2021
South Harbour Master POA BOD Worksession Agenda
Administrative Workshop
Meeting Date: June 11, 2021; 11:00 AM
Meeting Location: SH Club House

CALL TO ORDER

The meeting was called to order at 11:08 am by George Bryant, 2020 President.

IN ATTENDANCE

George Bryant	Adam Berkowitz	MaryJane LeKanides (via zoom)	John Winebar
Dale Mullarkey	John McLendon	Carson Lawrence, LRES	Natalie Pyron, LRES

ADJUSTMENT/APPROVAL OF AGENDA

The agenda was approved as presented subject to the addition of discussing Board Officers.

CONSENT AGENDA

The following items were approved as consent agenda.

- Approval of Minutes of Board Meeting of April 23, 2021
- Decisions Made Via Email or Via Work Sessions:
 - Officer approval via email to stripe Clubhouse parking lot for \$350 at the front of spots. (Later amended to include front & back of spots.)
 - Approval via email to renew 10-year termite booster on Clubhouse.
 - Approval via email of new/relaxed Pool and Clubhouse rules post COVID.
 - Approval via email to allow water aerobics to resume pre-COVID status.
 - Officer approval via email to release payment for parking lot striping and park landscaping projects.

MANAGEMENT & COMMITTEE UPDATES

- **Management** – LRES noted the following Maintenance & Admin Items have been completed.
 - Pool
 - Opened May 1st
 - 4 tiles replaced
 - Tennis
 - Repaired gate latch (Sentinel Security)
 - Clubhouse
 - Repaired doors to pro shop & pool
 - 10 year termite booster completed
 - Parking Lot Striping – Front Completed
 - Stormwater
 - Westport – Evaluating area near fire station based on recent concerns
 - Glen Cove/Cambridge - Evaluating area in back of pump station towards CC pathway based on recent concerns
 - Grounds & Roads
 - Completed additional park landscaping (Seaside)
 - Installed No Parking at Boss Court
 - Neighboring Properties
 - Sent Letter to Town Reps about Fire Dept.
 - Numerous Communications & Meetings re: Former School Property
- **Finance & Treasurer's Report.** It was noted that May Financials were provided. John feels everything is in line and see no cause for concern. It was reiterated that none of the funds set aside for improvements have been used.
- **Communications**
 - Upcoming Newsletter – Aiming to send by 6/18 – It was noted that garage sale info should be included noting that no private sales are allowed. LRES will work with Committee to include updates based on today's meeting.
- **Safety & Security**
 - Parking Plans & Signage – It was noted that no progress has been made at this time due to trouble scheduling a meeting.

SHMPOA BOD Worksession 6-11-2021

- Commercial Vehicle Request – The Committee aims to have a proposal to the Board by the next meeting.
- **Property/Grounds & Maintenance**
 - Tennis Courts – LRES noted that they are still having trouble getting vendor onsite. Outerbanks Courts (originally selected by Committee) has been repeatedly delayed.
 - CH Parking Lot – LRES noted that they are still waiting on quote for additional rock.
- **Community Activities**
 - Garden Stroll – Occurred June 5th and was a success.
 - Yard Sale – Scheduled for Saturday, 6/19 from 9am-2pm. Maureen Stombaugh is working with Mary Jane on this event.
- **Golf Course – Par 3 Committee** – It was noted that April & May were the best months on record for revenue.

STATUS OF PLAN “B” FOR IMPROVING/EXPANDING COMMUNITY AMENITIES

The Board discussed the stalled project based on stormwater permit concerns. After waiting on Declarants & their engineers for years to resolve, the Board feels progress must be made as the permit concerns are stalling all plans to improve the amenities. The Board passed a motion to approve up to \$5,000 for McGill Engineering to evaluate the Westport permit to see what needs to be done to bring it into compliance and what BUA problems exist. John Winebar & John McLendon opposed. George abstained.

TOWN/NEIGHBORING CONCERNS

- Discussions with the Town – All discussions are noted under other agenda items.
- Golf Course – Dale noted that the Budget Passed which is good news for the course.
- Church – There was no update provided at this time.
- Former School Property – The Board discussed the new owner’s plan submitted to the Town for 8 lots along Glen Cove Drive. It was noted that Glen Cove Board has met and approved of having the lots join Glen Cove provided the lots comply to all Glen Cove rules and a barrier is installed or buffer is maintained. The Master Board passed a motion to have legal council prepare a letter to the new owner regarding the proposed lots to have the lots join Glen Cove. George abstained. Master Board further agreed that the Master would pay legal fees and work with/on behalf of Glen Cove. The goal is to get an agreement in place before 6/24 Town Meeting. Dale & LRES will plan to attend along with anyone else available.

RE-OPENING PLANS

- Clubhouse
 - Rentals – The Board approved a motion to allow rentals opening the Clubhouse up to fire code capacity of 40 people but requiring masks for unvaccinated individuals. George abstained. LRES will post notice and sent emails.
 - Meetings – The Board noted the desire to hold the July Town Hall meeting in person. LRES will work with Dale & Adam on potential equipment to allow for zoom and in-person simultaneously. LRES will also look at the ethernet and modem onsite.

ELECTION OF BOARD OFFICERS

Based on the resignation of George Bryant, due to sale of home, the Board elected the following slate of 2021 Officers for the remainder of the year.

- President – Dale Mullarkey
- Vice-President – Adam Berkowitz
- Treasurer – John McLendon
- Secretary – LRES/Carson (non-voting)

MEETING ADJOURNMENT

A MOTION was made to adjourn the meeting. The motion PASSED unanimously. The meeting adjourned at 12:52 pm.

Respectfully submitted,
Carson Lawrence, Secretary
Lawrence Real Estate Services