

**SCC Board of Directors
Meeting Minutes
August 6, 2022**



LOGISTICS

Meeting was held at the clubhouse
Meeting was called to order at 9:08 am
Meeting was adjourned at 9:53 am

ATTENDANCE

Directors: Betsy Gildroy, Les Goldstein, Gail Howe, Michael Price, Bill Westman
Officers: C.L. Gildroy (phone), Susan Hobart

APPROVAL OF MINUTES

Minutes from the June 18 meeting were approved.

APPOINTMENT OF OFFICERS

President: Les Goldstein (les.on.senge@gmail.com, 518-376-6038)
Vice President: Michael Price (pricesource@gmail.com, 617-866-8153)
Maintenance, Boat Launch & Kayaks: Betsy Gildroy (c_gildroy@msn.com, 978-807-5095)
Clubhouse: Michael Price & Gail Howe (to reserve drghailhowe@yahoo.com, 561-281-6554)
Condo Garbage & Circle: Gail Howe
Architectural Committee: Michael Price, Les Goldstein, C.L. Gildroy (advisory)

TREASURER'S REPORT

- C.L. reported that our cash position is \$150,000 as of July 31.
- Annual dues were due July 15. He normally gives members a 6-week notice, so this year they are due Sept 1.
 - Dues will be late September 15 after which there's a \$50 penalty. If unpaid by September 30, an additional \$150 penalty, which will include court fees., will be assessed.
 - 19 people had not yet paid. CL will send an alert.

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- Betsy collects all contractor and insurance/workers compensation records each year. The insurance company asked if SCC wants to self-insure WC coverage. C.L. thinks it is not necessary for SCC, but the condos are a separate issue.
- The financial audit won't be a certified audit, which would cost about \$50,000. Les spoke to Bill Vrooman and he doesn't know anyone to perform the role of auditor. He also asked Paula and she doesn't know anyone on island but may know someone off island. Gail recommends Robert Arcudi, who is in Vineyard Haven and will contact him.

COMMITTEE REPORTS

Saltwater Dock

- Betsy talked to Steve Ewing about the condition of the dock pilings. He'll look but doesn't think they need to be replaced, that it's just superficial scaling. But they will need to be replaced in another 6 years or so.
- Seven kayaks without stickers were identified and the community was notified that kayaks without stickers will be removed. Renters should be advised that they should label their kayaks. Kayaks must be on the racks.

Tennis Courts

- Courts need to be pressure washed which will cost about \$2,000. Only one person on the island does pressure washing. We will make a reservation for the spring.

Clubhouse

- Les reported that the clubhouse will have basic internet by end of month, so it will have wifi. C.L. has a router.
- Les raised the issue of cleaning the clubhouse. The Board agreed that for a community event, SCC will pay for cleaning.
- Linda Shaw did an excellent job organizing and managing clubhouse event. The Board thanks her for her contribution.
- The Board is considering another social event.

Architectural Committee

- Barbara Plesser is hoping to sell her house next year. She can be contacted on 508-693-6742 (h) or 774-836-4651 (c).

NEW BUSINESS

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- A statement is being added to the general rules section of the web site that bikes are not allowed on the greenbelt trails.
Gail ordered new green sign for the entrance that will say “NO STOPPING”
- Gail stated that there’s been an issue of people parking on the circle near the condos. Parking is allowed only under buildings or near the split rail fence. She will put a sticker on the windshields that parking not allowed.

NEXT MEETING

Saturday, Sept 10, 9:00 am.

Respectfully submitted,

Susan Hobart
SCC Secretary
susanphobart@gmail.com

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Guidelines for Clubhouse Committee

The Board is very supportive of the Committee's desire to develop a Plan for the utilization of our clubhouse and deck. The following list includes items the Board would like to have addressed — however the Committee is not limited to just these items. It is strongly suggested that the Committee chose one person to lead and drive the effort.

- Security. From decades of experience it is a requirement that the Plan addresses security.
 - Plan to open, close, and monitor activities.
 - Internet security. Much work has been done by Les Goldstein regarding internet connection, modems and routers, and security cameras and locks. If the Committee decides to investigate internet security Les has agreed to be a resource. If cameras are to be installed, the Plan should include who will monitor them and what to do when there is an issue.
- Cleaning. Plan to routinely clean both interior and exterior, and to clean up after scheduled events. Who should be hired for this work?
- Schedule. Plan to allow people to schedule events and reserve the clubhouse.
 - Hours of operation of the clubhouse and deck. Responsibility for opening and closing before and after events.
- Noise. Plan to control excessive noise.
- Toilet. Plan to utilize the clubhouse toilet. The Board recommends that the toilet be eliminated, due to the complexity of reestablishing it. However, if the Committee would like to make it available, then the Plan must include work to obtain all required permits and inspections and the work necessary to make it operational. Who will do this work?
- Expenses. The Plan should include a statement that covers all additional expenses, both initial and ongoing. This includes but is not limited to: Internet security, routine and event cleaning, toilet, ongoing maintenance and repairs. Based on the resulting expenses, does the Committee recommend a dues increase if necessary?

* It is recommended that the Plan be completed and presented to the Board by Labor Day. However, if the Committee decides that is too soon or too late, the Board would like to have a date for completion of the Plan.

bill@teamfoster.com

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