

**SCC Board of Directors**  
**Meeting Minutes**  
**TUESDAY AUGUST 5, 2014**



**LOGISTICS**

Meeting was held in the clubhouse.  
Meeting was called to order at 9:00 AM  
Meeting was adjourned at 9:37 AM

**ATTENDANCE**

**Directors:** Betsy Gildroy, Bill Vrooman, Gail Howe (via phone), Laura Malo (via phone)  
**Officers:** Susan Hobart, Secretary, C.L. Gildroy, Treasurer  
**Absent:** Thom Phiebig, Fred Cournoyer

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**APPROVAL OF MINUTES**

The Board approved minutes for the Board meeting on July 12, 2014.

**TREASURER'S REPORT**

C.L. Gildroy issued the financial report through July prior to the meeting.

- The only item of note is that the year-over-year comparison shows that SCC's cash position improved after the second road assessment.
- Expenses to date are in line with the budget and last year's expenditures, but increased expenditures for tree removal are anticipated.
- Five members have outstanding unpaid dues:
  - Alan & Kathleen Hobart
  - Barbara Plessner
  - Michael Chow
  - Elizabeth Campbell
  - Leon Wilson

SCC will file with the court for payment on August 15. Overdue accounts will then also incur court and late fees.

**COMMITTEE REPORTS**

**Architectural & Nomination**

*Co-Chairs: Fred Cournoyer ([fredcobma@yahoo.com](mailto:fredcobma@yahoo.com)), C.L. Gildroy ([cl.gildroy@gmail.com](mailto:cl.gildroy@gmail.com))*

- C.L. has learned that W. Tisbury demands that concrete corner bounds be in place before any construction, and SCC will adopt that policy. The Board will notify the Oak Bluffs Building Inspector that an SCC approval letter for construction will be issued only when bounds are in place. The bounds are a factor now because considerable tree removal may be needed throughout the community, requiring clarity as to whether removal is the responsibility of SCC or individual property owners.
- Alan Hobart (9 Wood Duck): A member complained about the condition and paint of the exterior of the house. Alan was informed that the property improvement approval issued in 2010 is no longer operative. Any exterior changes must be cleared through the Board. He understands and will work with the Board.
- Leibach (30 Sengekontacket): The Board had approved the property clearing earlier this year. Plans and a request for a building improvement have been submitted. The requisite property corner bounds were installed, so the Board issued a letter of approval.

**Sengekontacket Community Corporation**  
**RR6 Box 475Y**  
**Edgartown, MA 02539**  
**[www.sengekontacket.com](http://www.sengekontacket.com)**

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- Price (33 Sengekontacket): The Board issued a letter advising they need to identify and install any missing corner bounds first prior to approval of their project.
- Phiebig (18 Sengekontacket): A few design plans are being worked. Once defined, the Board will issue a letter stating that corner bounds must be staked before construction commences.

**Maintenance**

*Co-Chairs: Betsy Gildroy ([c\\_gildroy@msn.com](mailto:c_gildroy@msn.com)), Bill Vrooman ([krisandbill@comcast.net](mailto:krisandbill@comcast.net))*

- Comcast was repairing the cable line on Sengekontacket Rd, and has been trenching the side of the road. Betsy and Gail spoke to the contractors doing the work and were assured that they would not dig along the side of the road, then the next day they did. Gail called the owner of the contract company and he promised that he would fill the hole and seed it. They did. She thanked them. They did a nice job.
- As was done on parts of the berm where lawn was being driven over, rocks were placed on Quail Run near the condos. One location where a rock was placed had been considered a functional live parking spot by some residents; however, three parking spaces in that vicinity are available. SCC rules state that parking is prohibited on the side of the road. The Board agreed to leave the rocks and monitor the situation.
- The drain near the tennis court that was fixed works effectively now. After the last flooding, water streamed through it. The outlet area will remain uncovered and weeds and debris cleared from it.
- The little circle by Box Turtle has been cleared and trimmed. Betsy will plant some lilies and other perennials around the rosa rugosa in the fall.

**Fresh Water Pond & Salt Water Dock**

*Co-Chair: Thom Phiebig ([galxdairy@aol.com](mailto:galxdairy@aol.com))*

- Steve Ewing came and evaluated the condition of the salt water dock, which was installed in 1972. He thinks that the piers will last only another 5-10 years (they typically have about a 40 year life), and suggested cross bracing where it bows. He will do that work. We can also put new planking on the dock.
- The dock may not be licensed, so a permitting issue could potentially exist. If the piers fail we will not be able to replace them without licensing the dock. Betsy talked to George Sourati and other dock owners, and learned that if the dock is not licensed, anyone rebuilding it could lose their license. Permitting is a lengthy process and could cost \$15,000-\$20,000.
- Planking and supports will be done in the fall as a permit is not required.
- The pilings in the ground are also problematic as chemically treated wood can no longer be used in this environmentally sensitive area. The currently acceptable wood is from Brazil and takes about a year to get.
- The Board would like to raise dues to \$950 beginning next year and set aside the ~\$4,500 each year for permitting and reconstruction, as the overall project could be \$40,000-\$50,000.
- The Board will investigate the renewal process and propose funding and ordering the pilings at next summer's annual meeting.
- The kayak racks are in good order. **Only one kayak is unlabeled: a gray Old Town single person kayak IF NOT CLAIMED BY AUGUST 17 IT WILL BE REMOVED.**
- **A 17' whaler on a mooring was listing. Registration is MS5823BA.** Betsy bailed it, but is concerned that it needs attention.

**Tennis Courts & Clubhouse**

*Co-Chairs: Gail Howe ([drghailhowe@yahoo.com](mailto:drghailhowe@yahoo.com)) & Laura Malo ([lmalo@akamai.com](mailto:lmalo@akamai.com))*

- The rules for the clubhouse are now posted on the door.
- The upstairs hatch has a new lock.

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- The Board decided to institute procedures for large events, such as weddings that include catering, at the clubhouse:
  - The Board will purchase stakes that say “no parking”.
  - The security deposit will be raised to \$1,000.
  - A planning meeting with the Board will be held shortly before the event.

**NEXT MEETING**

Saturday, September 6, 9AM at the clubhouse.

Respectfully Submitted,

Susan Hobart, Secretary