
South Shore Community HOA Interim Board Meeting

Tuesday July 8, 2025

Interim Board:

Wynette Jones	President
Nicole Altholf-Smith	Vice President
Not appointed	Treasurer
Mary Maffei	Secretary
Lee Ann Walling	Web Design

Attendees: Ken Jones, Sue Higgs, Pamm Swadley, Kaitlyn Tharp, Bobby Matiskella, Ann Shoup, Mark Corbishley, Evan Hayes, Ken & Peg Winters, Carol Lamoureux, Irving Sadler, MaryAnn & Mike Claxton, Nancy Kassner.

Action Items:

Second Meeting New Business

1. Approval of prior meeting minutes
2. Interim board intros/openings
3. Community survey results
4. Monthly financial statement
5. Annual budget for review
6. Late dues
7. Restrictions and violations
8. How to communicate vital neighborhood news
9. Future Planning -where help is needed

Next meeting scheduled: Tuesday August 12th, 2025 7:00PM

Action Items Discussed or Resolved:

1. Approval of prior meeting minutes **Resolved**
Motion to approve by Wynette Jones and seconded by Nicole Altholf-Smith, approved
2. Interim board intros/openings **Resolved**
Wynette Jones, Nicole Altholf-Smith, Mary Maffei and above titles introduced. Lee Ann Walling introduced. Explained the situation we were left in and why we started the Interim Board. There are currently two open spots on the board as we may have up to five board members.
3. Community survey results **Resolved**
Will post results on webpage, discussed yard sale, 57% of neighbors still working, 50% of the community took the survey, most neighbors feel safe, liked the QR Code etc;
Discussed trash pickup on Fleatown and Cabbage Pond road. Request in to Deldot and Governor Meyers for Littering signs, and reinstatement of Prisoner trash pickup.
Discussed Slow Down sign for Fleatown road where you enter from Cabbage Pond.
4. Monthly financial statement **Resolved**
P&L and sheets handed out. County bank balances as of 5/31/25: checking \$7,400 and savings account \$11,000.
5. Annual budget for review
A rough draft of anticipated revenue and expenses was created based upon prior year spending and current contracts. Will need to have community vote on a budget once we can engage the community and achieve a quorum Evan Hayes suggested an audit of South Shores HOA's accounts for prior years. There is concern by some homeowners about the appropriateness and allowability of previous expenditures.
6. Late dues
Current unpaid dues of \$12,900 without interest. This total includes \$4,000 of dues for 2025. Nine homeowners have balances of more than 365 days and as far back as 2008. Discussed liens on homes and the possibility of a car lien in order to not wait until a house was sold/refinanced to collect. After reaching out to neighbors to find out why they have not been paying their dues, liens may be put in place.
7. Restrictions and violations
Discussed getting a group of people together to review restrictions and Bylaws.
8. How to communicate vital neighborhood news
Discussed best way to reach out to neighbors, most agreeable to a group text message in Urgent situations, and an email blast.
9. Future Planning -where help is needed
All members that attended signed in with phone # and email. The HOA board will send out a blind copy email to all who attended to see who would like to assist and with which situation.

Next Meeting Agenda Items:

1. Decide on teams for Restrictions , Bylaws.
2. Decision on what to do regarding Late Dues
3. Decision on Communication to Neighborhood
4. Decision on schedule for trash pickup on Fleatown and Cabbage Pond road