

Sengekontacket Community Corporation
49th Annual Members' Meeting
Saturday, July 8, 2023

LOGISTICS

Meeting was called to order at 9:15 AM.

Meeting ended at 10:10 AM.

ATTENDANCE

Board of Directors: Les Goldstein, Michael Price, Bill Westman

Officers: Susan Hobart, Secretary

Absent: Betsy Gildroy, Gail Howe, C.L. Gildroy, Treasurer

Residents at the meeting:

Alex Adkins, Lydia Allen-Berry, Susan Balogh, Rosemary Blair, Evelyn Brady, Ruth Britton, Joan Cavazuti, Caroline Cleaver, Susan Dostal, Lois Dwartz, Cynthia Gagin, John Gannon, Kathleen Gardner, Donna Golaski, Jacqueline Goldberg, Nila Gray, Paula Harker, Jayne & Neil Isford, Lisa Jones, Bob Laroque, Barrie Levine, Sarah & John Lolley, Kenneth Mack, Rhoda Nussbaum, Thom Phiebig, Barbara Plessner, Stephen Pogue, Paula Price, Richard Sergel, Linda Shaw, Louise & Paul Swartz, Jennifer Smith Turner, Alexander van Dijk, Joseph Williams, Kimberly Williams, Kathy Wolf

WELCOME

Les opened the meeting by welcoming members.

ELECTION RESULTS

55 members out of a possible 87 submitted electronic proxy ballots. 42 members attended, representing 34 properties. A quorum, 27 members, or 30% of the community, was reached.

Question	Description	Approved
1	Approve the actions of the Board of Directors for FY2023	Y
2	Increase the number of SCC Directors to be elected for FY2024 to seven	Y
3	Select Directors for FY2023	Les Goldstein Betsy Gildroy Michael Price Bill Westman Gail Howe Barrie Levine Anne Manning* Valerie Stone*

4	Select Treasurer for FY2022 Select Secretary for FY2022	C.L. Gildroy Susan Hobart
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*Anne Manning and Valerie Stone were tied for the seventh Director position. Prior to the meeting, Anne withdrew as a candidate, so a run-off election wasn't necessary.

FINANCIALS

- Les reported that C.L. and Betsy Gildroy are not at the meeting because C.L. was recovering from a fall and hospitalization in Texas.
- C.L. issued a comprehensive annual report in June as well as 12-month results for FY23 before the meeting, so members with questions should contact C.L. (cl.gildroy@gmail.com, 978-807-5096).
- Les also reported that Bill Vrooman had volunteered to do an audit of SCC financials and the resulting report is included in the annual report.

DUES

- Les stated that 19 members have not yet paid their dues.
- The SCC mailing address is 10 Sengekontacket Rd, Edgartown, 02539, which is the clubhouse.

SALTWATER DOCK

- The 40-year-old dock remains in sound condition but will need to be rebuilt at some point. The increase in dues from \$900 to \$1,100 helped build a reserve for that eventuality.
- Permitting is a potentially lengthy process, so Betsy will ask Steve Ewing for the permitting timeline in the fall when he removes the dock.
- There is a loose board on the dock that needs to be repaired immediately.
- The split rail fence has some broken rails that need to be replaced.
- Kayaks must be stored on the racks and only two per household are permitted.
- POST-MEETING NOTE: After the meeting Barrie and Valerie agreed to share responsibility for tracking and distributing kayak stickers (barrie.nussbaum@gmail.com, vstone@BWH.harvard.edu).
- POST-MEETING NOTE: Bill Westman will repair the loose board and replace the split rails.

MAINTENANCE

- Betsy will walk the greenbelts when she returns to the island and have Gordon and Tabor Tree remove any dead trees.
- Some of the greenbelt trails are overgrown and covered with poison ivy. Gordon will mow them. Barrie will contact someone who removed poison ivy on their property.
- Between July 4 and Labor Day, rubbish collection is twice weekly, Monday and Thursday. Gordon will take only properly bagged household rubbish – no broken furniture, appliances, or yard waste.

- Rosemary Blair reported that the percentage of year-round residents in the condos has increased, and once weekly rubbish collection during the winter season is no longer sufficient.
- A few people indicated they need new wooden “flags” signaling that rubbish needs to be collected. Bill Vrooman had originally made some and offered to make more. Betsy has two in her basement and will get them over to Bill.

CLUBHOUSE

- Michael reported that the clubhouse is available to reserve for events. The fee has been increased to \$300 to cover the insurance rider that is needed.
- Portapotties are required for events over 25 people, as the clubhouse toilets are connected to a closed system with very limited capacity.
- The insurance agent informed Betsy that SCC’s policy does not cover accidents or injuries if alcohol is being served. This needs to be clarified.
- Bill Westman stated that he changed to Rogers & Gray, for a lower price on broad coverage and suggested that MV Insurance policy needs to be comparison shopped.
- Jennifer Smith Turner suggested that the property owner reserving the clubhouse can have the event covered under their policy instead of Sengekontacket’s. Jennifer will explore this as well as other insurance providers.
- Linda Shaw organized the successful get-together last summer and has agreed to do it again, probably in early September. The following people volunteered to help her:

John Gannon	Lisa Jones
Nila Gray	Kimberly Williams
- Wi-fi is available at the clubhouse. Les is tracking usage for the summer to evaluate whether usage is sufficient to justify the cost.
- The clubhouse deck needs to be powerwashed.

TRAFFIC SAFETY

- Community speed limit is 15 mph.
- This is a walking, biking/scooter community.
- Owners are responsible for reminding contractors and tenants of speed limit.

MAILBOXES

- The postal carrier informed Les that the mailboxes need repair and attention.
 - USPS owns the locks and will replace them.
 - SCC owns the boxes. To replace them would cost about \$8,000 (\$2,000/bay x 4 bays).
 - Many mailboxes are stuffed with mail for people who no longer live here.
- Les will manage the project in the fall
 - Coordinate with USPS to open them
 - Arrange for them powerwashed
 - Identify which mailboxes are assigned to people who have moved away
- Clarification on mail

- Residents may obtain a mailbox at the Vineyard Haven post office, which manages that route.
- Mailing address is street address, Edgartown, MA 02539. This works for UPS and FedEx, as well, although apparently some residents successfully designate Oak Bluffs for UPS and FedEx.
- If a Sengekontacket resident's mail is addressed to Oak Bluffs, the Oak Bluffs post office will hold it for 3 weeks in general delivery then return to sender.
- USPS will hold packages in Edgartown. A pick-up slip will be in the resident's mailbox.

NEW BUSINESS

- There was a discussion on occupancy issues.
 - Sengekontacket properties are zoned as single family.
 - Garage apartments and rooms cannot be rented separately, simultaneously with home occupancy.
 - Some condos are used by a business for its employees, or leased by unrelated people.
 - There is no restriction on short term rentals.
 - Several members requested a list of association rules that they can provide to their renters.
- A noise abatement rule is effect from 9:00pm – 8:00am. Evening parties should go inside and contractors should not start work before 8:00am.
- Les took an auxiliary Coast Guard water safety course and has identification stickers that people can put on their boats. This is different from SCC's kayak registration.

Respectfully submitted,

Susan Hobart
Secretary