

WILDWOOD SHORES PROPERTY OWNER'S ASSOCIATION

ANNUAL MEETING

JUNE 25, 2022

Meeting was called to order at 10:32am at the Clubhouse.

Board Members Present: Pete Ruprecht, Doug Gardner, Tony Barone, Steve Filipponi, Elias Vainchecker, Jimmy Dell'Arena,

Board Members Absent: Kathy Pacella, Renee Bradshaw, David Garcia, Susan Priore, Odiles Cardines, Damon Watkins, Jean Burk-Ujvary

10 Residents were in attendance

Financials:

- Copies of Financial statements for full year 2021 and January – June 2022 were available at the sign in table.
- High level summary of Profit and Loss was discussed as the Treasurer was not in attendance.

Clubhouse:

- Updates to the Clubhouse were discussed.
- Special thanks to Jimmy Dell'Arena for spear-heading the Clubhouse clean up
- Permit obtained to replace the septic system
- Contractor has been hired to replace the septic system
- Ian will paint the bathrooms
- Kitchen still to be done

Beaches:

- Ladders and First Aid kits have been placed at each of the beaches
- Keys have been distributed to all members in good standings
- Water testing has been completed.
- Port-a-potties on site July 1
- Marine Police were contacted about placement of a swim buoy at the Pool for safety reasons. We were informed that Marine Police are not responsible for issuing new buoys. WSPOA has obtained a buoy that will be installed at the Pool

Boats/Docks:

- All slips are rented
- There is currently a waiting list for 2 regular sized boat slips & 4 large boat slips
- Due to a storm, a Boat and jet ski at Sand Harbor pulled the finger away from the main dock
- Doug called AAA Dock Marine to come and give an estimate to repair
- After the Clubhouse project is complete, the Board will look into replacing boat docks that are in need of repair

Social Activities:

- July 23 – Meet & Greet
- August 27 – Annual Block Party

Open Discussion:

- Question raised about having the capability of adding a second boat/watercraft to a slip with possible additional administrative fee being charged. This would allow a resident with more than 1 boat/watercraft, to swap which one they have in the slip at one time. This was also brought up at the last board meeting and was tabled until a later date as a full board was not present. Any potential changes would probably not be in effect for 2022.
- Question was raised about how people were notified of the Annual meeting as many people heard other residents didn't know about the meeting. Meeting date & time were posted on the WSPOA web site and Facebook page. Suggestion was made to include mailbox flyers to let people know future meetings and social events.
- Suggestion was made to add signage to different areas within the neighborhood letting people know of Web site, Facebook page, upcoming meetings and social events. Something like a bulletin board, take a pamphlet, etc. Location still to be determined.
- Question was raised about the landscaping at Bass Rock. The grass/brush is getting overgrown & in need of attention. Ian said he would try to do the landscaping.
- Mayor Mike Francis provided a town update.

11:30am meeting was adjourned.