

**South Cape Homeowners Association**  
**SCHA Inc., P. O. Box 468, Mashpee MA 02649**  
**Annual Meeting**  
**September 18, 2021**  
**9:00 AM**  
**Mashpee Senior Center**

**Current BOD**

|                |           |                 |
|----------------|-----------|-----------------|
| Darien Homer   | President | Betsey Pratt    |
| Mark Burtis V. | President | Paul Marino     |
| Craig Robert   | Treasurer | Paul Michienzie |
| Roz Rosenberg  | Secretary | Carl Strazzullo |

Members in attendance: there were 36 eligible voting members present.

1. **Welcome**- Darien Homer introduced the Board of Directors and welcomed the SCHA residents.
2. **Financial Report**- Craig Roberts presented the financial report for the fiscal year May 1st 2020 to April 30th 2021. The report compared the fiscal years 2018-2019, 2019-2020 to 2020-21. He explained the rationale behind the present \$75.00 dues increase. Despite significant cost cutting efforts over the last 3+ years the reserves are still declining. This is due to additional insurance requirements, increased road repairs, inflation and dock permitting. The Metacombet permit expired and lapsed in 2008, the Whippoorwill permit is due to expire. With the hiring of an attorney and an engineering firm a 30 year permit was approved for the current dock configuration by the state. During this process the Board has had our dinghy policy approved by the Harbor Master and developed a working relationship with him. This permitting accounts for most of the \$20,000 in professional fees line item.
3. **2021 of Directors Election**- Darien Homer explained there were four positions open; three 3 year terms and one 1 year term. Those with the 3 highest votes will serve the 3 year terms and the 4th highest will serve the one year term. The 4 candidates that were present (Diane Kaufman was not in attendance). Introduced themselves.

Results: George Peterson 36 votes

Roz Rosenberg 35 votes

Mark Burtis      32 votes  
Paul Michienzie   32 votes  
Diane Kaufman     7 votes

The Board of directors will determine the 1 year term due to the tie vote

4. **Landscape Committee Report** - Carl Stazzullo thanked all the effort put in by our members in landscaping the Samoset and Nehoiden Islands. He stressed how this has created community. Members volunteered to donate plants, have a “share plants” day and re-establish a clean-up day.

Jeff, Maria & Bella Cobak  
Mark Cohen  
David Gitlin & Diane Kaufman  
John & Nancy Racicot  
Richard & Donna Sneider  
Carl Strazzullo

5. **Road Committee Report** - Craig Robert described the poor condition of the SCHA roads. He explained the decisions that need to be made; keep the roads private or turn them over to the town, the difficulties in funding a private road project. There were many questions and the feeling that a road fund should be established, perhaps with an initial funding of \$200 per residence. Craig said the committee didn't think they had a sufficient plan for an assessment at this time. George Peterson made a motion to have a special meeting dedicated to the roads in March. The motion was seconded by Alain Lavelanet and passed. A motion was made by Craig Roberts and seconded by Roz Rosenberg to petition the town for a road study. The petition must be signed by 50% plus one of the residents and then goes before Town Meeting. The study is funded by the town, not the residents.
6. **New Business/ Member Open Discussion** - There was no further discussion.
7. **Adjournment** -Darien Homer adjourned the meeting.