

# South Shores Community Association

## Minutes of February 17, 2026

1. **Call to Order** – Richard Scandaliato at 7:00 p.m.
2. **Attendance** – Present Richard Scandaliato, Dave Billings, Jerry Gaines, Richard Welsh, Andy Dowdell, Brian Ward, August Caimi. John Lang, Tym Tymczyszyn, By Telephone Erin Sato, and By Email Gordon Thompson. Guests: - Bob Genest, Annette Broskey, and Christina Reichert .
3. **Secretary's Report** – Minutes of January 20, 2026 MSP unanimously.
4. **Treasurer's Report and 2026 Budget** – Tim Tymczyszyn presented the proposed 2026 Budget, reviewing the 2025 adopted budget as a reference. Much input was exchanged among board members on assumptions predicted for the new year. Jerry Gaines moved and Mike Naylor seconded the motion to adopt \$10,470 as the 2026 association budget. There is \$9,838 in checking at this time.
5. **Membership Report** – Gordon Thompson reported that there are 369 active accounts, 323 inactive accounts, and 16 under review. There were 11 new members in January. One year stats show: 24% growth rate, 86% retention rate, and 54% churn rate (canceled or non renewed)
6. **Membership Drive** -- Mike Naylor and Brian Ward reported drafting and testing out materials and videos for use, as well as doing a walkaround campaign. A security video was prepared to coordinate with the current Security Protection system being organized for resident interest. There are now 44 enrolled participants with a goal of reaching 50 soon to reduce the monthly cost of \$95 to \$85.
7. **Old Business** –
  - a. Sociables – Next meeting set for February 22, 2026
  - b. Oceanview Plaza - Landscaping work underway.
  - c. B of A Property – No action to date
  - d. Sunshine Representative – Seek support for activity.
  - e. Royal Palms Security -- No action to date.
  - f. Clear Water Project – On going drilling to mitigate breach.
  - g. Business Meeting Agenda – **Date to change to Tuesday, March 24** (In lieu of St. Patrick's Day on March 17). Agenda to cover key issues on association activities along with the annual election of board members.

## 8. New Business –

- a. Good Neighbor Nomination – Agreed to nominate Mary Howard for the *Good Neighbor Award*.
- b. Board Nominations for 2026 – Jerry Gaines, Secretary solicited interest among existing board members willing to continue serving in 2026. *All 12 members will be nominated at the March business meeting to be elected by acclimation.*
- c. Fred Brown Serenity Recovery Campus Application – The Board discussed the information that *Fred Brown Recovery Services* has submitted a grant application to the state in October 2025 for funding to purchase the former Little Sisters of Poor property at 2100 South Western Ave. in San Pedro. The applicant seeks \$75 million via BHCIP and \$25 million via philanthropic match to revitalize the campus by 2027. Notice of the award outcome will come around May 2026.

Guest Christina Reichert has researched the applicant and the process to obtain funds via a grant process. She is a professional nurse who has extensive experience in recovery programs in the area. She shared serious concerns on the integration of such a recovery campus within the local geographic community imprint. She noted the need to communicate with Marties Perez, Division Chief Community Services Division, Department of Healthcare Services (DGCS) in Sacramento.

Based on input from Christina and others, the Board recommended that Richard Scandaliato **send a letter to the SSCA membership and others** to take time to write to Sacramento to express their concerns on this application for seeking to establish a recovery campus in the South Shores area. Board member Jerry Gaines (working with a similar application for former Navy property) noted that research he noted favored decentralized programs over centralized housing programs for successful recovery outcomes. The SSCA is sensitive to the need to work with the recovery of those challenged in their health lives, but the environment for such activities should be in a more contusive area than near existing commercial and residential areas

Adjournment – 8:20 p.m.

Annual Business Meeting, Tuesday, 6:00 p.m., March 24, 2026, SP Elks Club.

Jerry Gaines, Secretary