SHCA Board Meeting September 16, 2026
Pennsylvania Hospital Zubrow Auditorium

Attendees:

In-person: Antonio Atacan, Paul Boni, Tanya Brassie, Denise Colliers, Nick DeGregorio, Lee Dennis (voted to board during meeting), Brandon Engelhardt, Rick Herskovitz, Ramona Johnson, Judie Koss, Bob Kramer, Martha Levine, Priscilla Lo, Brooke Marshall, Kathy McAfee, Joe McLaughlin, Vince Parlegreco, Mary Purcell, Nelie Shah, Larry Spector, Mary Tracy, Kim Williams, Kevin Yoder, Debbie Zak-Cohen; **Administrator** Samantha Brown; **Reporter Editor** Judy Lamirand

Zoom: Jay Borowsky, Mike Miele, Karen Wildau

Absent: Ellen Geller, Bernard Gelman, Helen Grady, Bernice Koplin, Nancy Lanham

Minutes:

1. **Welcome** – **Bob Kramer** - Following the Secretary's confirmation that a quorum existed, President Bob Kramer called the meeting to order at 5:47 PM
    a. **Meeting Procedure –** Bob briefly reviewed Board Meeting decorum
    b. **Status of Dewberry Proposal**, review and signing – Bob noted that Larry Spector, Chairperson of the Legal Committee, delegated the legal review of the contract to Bob. Bob stated that he and Jay Borrowsky had negotiated minor changes in the Terms and Conditions, such as allowing the updated report to be shared, reducing the SHCA indemnification provision, and restricting modification of the Proposal to written requests made by the SHCA President. Some non-substantive changes to the Proposal were also made in its language. The revised Terms and Conditions and revised Proposal were posted on the Google Drive, prior to the meeting so all directors could review. Bob asked if any directors had a question or comment about the posted documents. No director had questions on the revisions and no objection was made to the execution of the posted Terms and Conditions and Proposal. **ACTION:** The contract language being final after legal review, Bob announced he will sign on behalf of SHCA on September 17 and have the signed document posted to the board Google Drive
    c. **South Street** – Bob has been meeting with RCO leaders of QVNA, Wash West, Bella Vista and SSHD re: ways to improve South Street. Bob reported that Cait Allen of QVNA agrees with Bob that the RCOs should look at doing a master plan for South Street

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2. **Approval of Minutes:**

    a. **May 28 Special Mural Meeting – MOTION to approve passed**
    b. **June 17 Regular Board Meeting** –deferred pending addition of discussion summaries
    c. **September 2 Special Board Meeting – MOTION** to defer approval and modify the minutes to add summary of discussion. **Motion passed**

3. **Administrator Report - Samantha Brown**
    a. **ACTION:** Samantha asked directors to enable their societyhillcivic.org email addresses; instructions have been sent to directors' personal email addresses.

4. **SHCA Treasurer Report - Nick DeGregorio**

    a. Nick reviewed highlights of posted year end 5/31/2026 financials for SHCA and SHPF. SHCA net income was a very modest $2,500, an improvement over YE 5/31/2025 by $11,500, when we had a loss of $9,000. Higher expenses for BIRT tax resolution including legal fees were more than offset by improved Parking Lot and Reporter results.
    a. Update on change of banks from WSFS to Wells Fargo – change is completed and is working smoothly
    b. MOTION: Engagement of J. Cohen to prepare 5/31/26 Tax Returns for a cost of up to $3,750 for SHCA and a cost of up to $2,250 for SHPF; and for fiscal year ended 5/31/2027 for bookkeeping of (i) SHCA at cost of $1,750 for 1st and 3rd quarter and $750 for 2nd and 4th quarter; and (ii) SHPF at cost of $500 per quarter. **Motion passed**
    a. Review of Parking Lot results, see June, July and August posted parking lot reports – Parking lot results are improving.

5. **Final 2026 Garden Tour Report - Martha Levine** reviewed the results in brief and the board praised co-chairs Martha and Linda Skale.
6. **Flower Note Cards - Martha Levine** has printed a new version of note cards with floral art for SHCA to offer for sale on the website. All proceeds will go to the SHCA as a gift with Martha paying the cost of producing the note cards. The mechanics of card payment and delivery will be the same as the current notecards: SHCA will market the cards and process payments; Martha will fulfill sales.
7. **Halloween Event - Bob Kramer - MOTION** to sponsor a Halloween Eve event at the Shambles at a cost up to $2,500. **DISCUSSION:** The event is being organized by Tanya Brassie and Tara Anantharam. Costs will pay for items such as candy, decorations, and rental fees. **Motion passed**.
8. **Starr Garden Renovations and Opening Celebration – Larry Spector.** Larry is contacting CM Squilla about an event in coordination with Friends of Starr Garden. **MOTION** to approve up to $1,500 towards an opening Starr Garden celebration with Bob and Larry coordinating expenditures. **Motion passed**

9. **MOTION to approve Lee Dennis as a NE Quadrant Director to fill the vacancy created by the resignation of Patrick Wujcik – Mary Tracy**. The Nominations Committee has recommended Lee Dennis to fill the vacancy through 5/31/2027 per Bylaw Article V(C)(4) bylaws. The full remaining term of the vacancy runs through 5/31/2028. The remaining term for year 6/1/2027 - 5/31/2028 will be put on the May 2027 ballot for vote by the general membership. **Motion passed**
10. **MOTION to form Technology Committee to be Chaired by Brandon Engelhardt – Bob Kramer**. A proposal and scope for the Committee was posted in the board meeting folder, with a Committee Charter to be prepared for a future meeting. **DISCUSSION:** Multiple board members thought that changes and clarifications were needed regarding how this new committee would interface with existing committees. **Motion** was **withdrawn**
11. **Update regarding an SHCA member's request for information regarding Dewberry Engineers** Inc's engagement for an updated street study – **Larry Spector**. The information request is posted in the board meeting folder. **ACTION:** The Legal Committee is drafting a response, which will be shared when finalized by the Legal Committee.
12. **Tote Bags for Membership Drive – Priscilla Lo** – stated that 89% of our members join at $50 level or below. **MOTION:** SHCA to spend up to $2,000 to purchase 100 tote bags for members who join at $150 level or higher. **DISCUSSION:** There was discussion as to whether neighbors want tote bags and if they would be an effective inducement for a $150 donation. It was suggested that perhaps note cards would be a more welcome gift. There was also a request to ensure tote bags include the SHCA website URL. **Motion passed**
13. **Bob Kramer adjourned the meeting** at 7:24 PM

Draft Submitted to SHCA Officers by Mary Purcell on September 17, 2026; updated September 18 with Paul Boni's and Bob Kramer's changes and October 21, 2026 with updates from Brooke Marshall

Minutes Approved by SHCA Board October 21, 2026

Respectfully submitted October 23, 2026,

Mary Purcell

Secretary