

Seabrook Village annual meeting September 12, 2026

Opening and Quorum

- 2026 Annual Meeting of the Seabrook Village Association called to order at 10:36am
- Held at the local library
- 69 eligible voters present in person or by proxy; quorum confirmed
- 2025 annual meeting minutes approved (reading waived)
- FY27 budget approved by vote

Treasurer's Report

- 72% of dues collected; \$24,000 in coffers
- FY26 ended with an \$846 deficit, largely due to snowstorms and tree removal
- Current balances:
 - \$91,000 total in bank
 - \$64,000 in reserve savings
 - \$11,600 in tennis court fund
 - \$16,800 reserved for land courts and covenants/bylaws filing
 - Total: \$130,771 (of which \$28,000 is reserved)
- Annual dues: \$230 per household
- Insurance coverage is increasingly difficult to obtain on Cape Cod; board continues to seek competitive quotes

Covenants and Bylaws Update

- 106 lots signed and notarized documents delivered to attorney Matthew Fitzsimmons
- 67% participation achieved, meeting the 2/3 threshold
 - Several more signatures in process or in the mail
 - Covenants apply only to lots that have signed
- Attorney will file restatement with Land Court in Boston
 - Assignment to an examiner can take many months

- Covenants and bylaws are two separate documents, both available on the association website with changes marked in red
- Non-signing does not relieve owners of dues obligations
- Goal: continue outreach toward 100% participation

Redbrook Restoration Project: Town Presentation

- Presenters: Catherine Laurent (Director, Mashpee DPW) and Dan Kent (Assistant Conservation Agent)
- Association owns 15.91 acres of wetland along the eastern portion of Redbrook (assessed incorrectly as 14.35 acres)
- Land is effectively unbuildable: flood zone, no access, coastal bank and salt marsh protection

Culvert Replacement (Phase 1)

- Existing culvert on Redbrook Road is 40-50 years old and undersized
- Water control structure (classified as a dam) failed years ago; will be permanently removed
- Replacement: 10-foot stream crossing; road elevated ~2 feet to reduce flood risk
- Stormwater bioretention improvements on both Mashpee and Falmouth sides
- Construction projected for fall 2027; road closure expected for approximately one month
- Funded by state grants, NOAA (via APCC), and both towns
- Local conservation commission permitting scheduled for the following week

River Restoration (Future Phase)

- Goal: restore Redbrook as a free-flowing stream with sea run brook trout habitat
- No formal plans yet; culvert must be completed first
- Phragmites (invasive reed grass) covers the area; 5-year monitoring and mitigation contract planned
 - Herbicide use will be controlled and targeted; systemic application to cut bundles only

- Progressive reduction in treatment expected each year
- Restoration requires property acquisition from the association and other private owners
- Eminent domain explicitly prohibited under the NOAA grant

Key Community Questions Addressed

- Walking trails: not planned; salt marsh trails impractical and no parking available
- Bridges: no current plans; significant permitting requirements
- Speed on Redbrook Road: statutory limit is 40mph; town exploring feedback signs and complete streets measures
- Non-cooperating private landowners: restoration would proceed on accessible parcels only

Land Sale Discussion

- Town appraised the 15.91-acre parcel at \$173,000 (~\$11,000/acre)
- Association currently pays property taxes and liability insurance on land many members didn't know they owned
- One view: sale removes financial liability and could fund community improvements
- Legal questions outstanding:
 - What are the tax implications of the sale?
 - How can proceeds be used?
- Town originally wanted a decision by November; board requested more time
- A special meeting with 30-day advance notice will be required for a binding vote

Board Election

- Slate of seven candidates elected by show of voting cards:
 - Bianca Brummerloh, Rolf Brandt, John Collins, Karen Feeney, Bill Krylowicz, Jeanette Vernon, Christo Geatrakas
- No nominations from the floor; slate approved
- Up to nine board members permitted; two seats remain open

- Outgoing president Chris Geatrakas will remain in a project capacity (covenants/bylaws)

Community Volunteers Recognized

- Debbie Kirkland: bookkeeper for 12 years, retiring
- Sue Regan: volunteer notary (present at meeting for covenant signatures)
- Barbara Allen: former board member, still active contributor
- Don and Martha Marcotte: community beautification
- David Sherry: website management
- Nigel Heaton: printing and logistics
- Jim Cochran: electrical and kiosk maintenance
- Peter and Frank Peros: volunteer labor on Surf Drive
- Nancy Carey: holiday decorations
- Mary Pare's daughter and son-in-law: emergency snow plowing
- Ed Harrington: work projects
- Billy Krylowicz: covenants and bylaws reinstatement
- Ken and Sharon Klint: ongoing board support

Next Steps

- **Engage legal counsel on land sale process**

Town is targeting the May town meeting.

- **Issue 30-day notice and schedule special meeting for land sale vote**
- **Continue outreach for remaining covenant signatures**
- **Share Redbrook restoration project website with membership**

Catherine Laurent offered a link for Tier 1 and Tier 2 community involvement; board to distribute.