

Seabrook Village Association

Directors Meeting Minutes

January 13, 2026

Members Present: Chris Geatrakas, Carmen DiSanto, Rolf Brandt, Bianca Brummerloh, Karen Feeney

Virtual: Jeanette Vernon, Barabara Allen

Meeting Start Time: 6:30

Location: 19 Barnacle Ln

Bob Pierce joined at the beginning of the meeting to introduce himself and his local landscaping company BP Lawn & Landscape. He offered the possibility of some volunteer work in would also like to be considered for bid for next season's landscaping.

The meeting was called to order at 6:50 pm

President's Report

- Quiet month
- Discussion with a resident on plow damage to lawn and contractor trailers blocking driveways

Clerk Report:

- Nothing to report this month

Architectural Committee:

One request to replace windows was approved

Treasurer's report:

- \$121,544.00 total
- 6 Homeowners have not paid dues
- Workman's comp audit and federal tax return complete
- New accountant was \$1,000 less than last year
- Property insurance renewed \$100 less than last year

Streets and grounds:

- Sightline improved at the end of Surf after trees and bushes were cut back. Will continue to talk with the town about other possibilities to reduce speed around that blind corner.
- Tree work approved on homeowner lot
- 3 plowable snow events so far

Special Projects: Covenants and Bylaws:

- Database was created to track pertinent information on each lot as well as ownership type
- Type of signing will differ depending on ownership type
- Mail merge packets are completed waiting for attorney's final approval
- Hold LLC signings until the end as they are only good for 60 days
- Need to draft a letter to include with the paperwork to sign with an explanation
- First round by email. Goal is to have these out on 4/15/26
- Arrange one or two free notary days at the Mashpee Library. One for after Memorial Day and maybe another in July. Dates TBD
- Move black mailbox at tennis court shed closer

Meeting adjourned 7:56 pm

Next meeting Tuesday February 24th 6:30pm