

## **Seabrook Village Association, Inc. Annual Meeting**

**Saturday, September 9, 2023, 10 am**

**At SVA Tennis Courts, 203 Surf Dr., Mashpee MA 02649**

### **Call to Order: 10 am**

- Article V, Certification of Quorum – The required 25 members was met and exceeded.
- Article V, Section 6: Clerk's Tally for a quorum – 49 proxies, 23 attendees = 72
- Article V, Section 5: Verify 30-day notice of meeting – Mailed August 4<sup>th</sup> (5 days early)
- Article V, Reading of 2022 Annual Meeting Minutes – Waived per vote by acclamation.

**Red Brook Pond Update** – Guest Speaker, Daniel Kent, Asst. Conservation Agent. Mashpee Conservation Department

The Red Brook Project has participating partners from the Towns of Mashpee and Falmouth, Woods Hole Oceanographic Institute, and the State Department of Conservation and Recreation. They met recently to discuss the culvert project and potential restoration of the stream and associated wetlands north and south of the culvert. Ken was invited to the meeting as the representative of SVA and one of the owners representing a group of the land owners on the opposite side of the culvert also participated in the meeting. The group will be applying to National Oceanic and Atmospheric Administration (NOAA) for grant funds for the restoration portion of the project. NOAA has received funding from the bipartisan Infrastructure bill. NOAA prefers their grant projects to start and end in a 3 year timeframe but has approved longer term grants.

Included in their grant application will be land acquisition. If funded, they will seek to purchase our 14.35 acres which are currently taxed at a value of \$40,700. This land currently has some conservation restrictions and is not usable land. It is not usable for nitrogen credits. Sale of this property will require approval of 2/3 of our membership. The owner of the land on the Falmouth side of Red Brook was reported to be willing to sell to the DCR. As they develop their plans for the restoration they will take into account the concerns of the abutters and will ensure the land contours provide adequate drainage and have no negative impact on abutters. Our side of the bog is reported to be growing back well. There are some invasive phragmites on the opposite side they are monitoring.

If this all goes through, the State Department of Conservation and Recreation (DCR) would own the land since they can own land in multiple towns. This would allow us to tie in to the National Wildlife Refuge system which would bring more protections for the land. Design plans will be accessible once developed. In response to a question, existing berms would be maintained if they are natural berms.

The road construction is on a separate track with some different partners involved. The towns would retain ownership of the roadways.

### **Officers' Reports**

Ken thanked all the current board members and our many volunteers including: Debbie Kirkland who has been our bookkeeper for many years and does an outstanding job, Nigel Heaton who manages the proxy cards and our association map, and Dave Sherry who is our website administrator.

### **Treasurer Report – Sue Regan**

Despite rising costs, we stayed within our budget this year and returned \$8,881.78 to our account balances. These unspent FY 2023 operating funds were due in part to lack of snow last winter and some deferred landscaping. We transferred \$1,303.13 to the Tennis Court Fund. This represents

FY 23 tennis court fees collected, unspent maintenance and unspent Capital Account TC maintenance. The tennis court fund has a balance of \$13,939.83 and is in a money market fund. We recently renewed a CD of \$22,296.91 to an eight month CD at 4.25%. Our current total balance of funds is \$73,887.19.

### **Architectural Compliance Committee – Mike Feeney**

Mike reminded everyone to please follow the ACC guidelines that are posted on the website along with the application form when making exterior property changes to the home and surrounding land. They are not overly restrictive and are designed to maintain the appearance and desirability of the association. Someone asked if a storm door required approval and the answer was yes.

### **Streets and Common Grounds – Mike Rafuse**

We put the landscaping and snow plowing contracts out to bid each year. We have been using Landscape Architecture for several years. He has had some issues with staffing over the past couple of years, but this has been very common among landscapers and many employers in all fields. His prices are very reasonable and when staffed he does a good job.

We have purchased new signs for our 25 mph speed limit. This speed limit has carried over from when it was a private road. Please obey speed limits. A suggestion for speed bumps was not thought to be practical. The town would have to agree to install them and this could lead to deterioration of the existing road conditions.

### **Real Estate – Bonnie Strunin (Ken presenting)**

A total of 6 homes were sold in the last year with the price range from 565,000 to \$849,000. The average sale price was \$664,993. There are no homes for sale currently.

### **Old Business**

#### **Restatement Progress**

This process has been going on for over 3 years. The Boston Land Court is still reviewing our documentation and has asked some questions which we have attempted to answer. The funds for the recording fees are being held in escrow by our attorney. It is not reflected in our current balance sheet. We have only been billed about \$4600 in legal fees to date. Our attorney is retiring in November and is trying to get it wrapped up by then. We need to have the recording done by March 2024. If not resolved, a new attorney may need to request an extension.

#### **Election of New Board**

Bob Savage and Dave Sherry volunteered to be tellers. With a total of 69 votes (21 attendees, 48 proxies), the new board was elected. They are: Lynne Barbee, Rolf Brandt, Astrid Brandt, Carmen DiSanto, Chris Geatrakas, Mark McGonagle, Paul Van Gogh and Jeanette Vernon. Welcome to the new Board!

### **New Business**

A suggestion was made to form a committee to look into improving the landscaping and fencing at our two entrances. The landscaping at the cul de sacs need work to remove dead shrubs at a minimum. Sharon Klint and Bob Savage agreed to look into this. The new board will follow up.

A motion to adjourn was made at 10:50 am and was approved by acclamation.