

Seabrook Village Association Board of Directors Meeting
9/24/2026 at 29 Barnacle Lane

Attendees: Bianca Brummerloh, Rolf Brandt, Chris Geatrakas, John Collins, Bill Krylowicz, Karen Feeney, and by phone Jeanette Vernon

Call to order: 6:04pm

Election Officers and Annual Committee appointments:

President: Bianca Brummerloh

Vice President: John Collins (John agreed to this title to ensure the board as the necessary structure)

Clerk: Karen Feeney

Treasurer: Bill Krylowicz

ACC Chair: John Collins

ACC: Jeannette Vernon

ACC Non Board Assistant: Mike Feeney (if necessary)

Streets and Grounds: Rolf Brandt

Special Projects: Chris Geatrakas

Non Board member - Bookkeeping responsibilities will be handled by Carmen DiSanto

Bylaws & Governance Updates:

- Board terms are strictly 1-year terms voted on annually (the previous 3-year term limit no longer applies).
- Official board actions/voting require a quorum of 6 to 9 board members.
- Contracts require signatures from both the President and the Clerk.
- Administrative Tools & Transitioning:
 - The board is using a shared Dropbox folder to store files and board records.
 - Bianca set up a dedicated "Transition" folder containing state filings, phone login information, meeting agendas, and operational guides to assist incoming board members.
- Annual Meeting Minutes Approval:
 - The board unanimously approved the draft annual meeting minutes to be published on the community website, pending formal ratification at the next meeting.
- Legal Counsel & Covenants/Bylaws Status:
 - The board's attorney (Matthew) has not responded to multiple follow-up emails regarding whether existing notarized/signed owner consents can be used in lieu of a vote.
 - 74% of homeowner membership has signed off on the covenants.
- Red Brook Land:
 - Chris to obtain a copy of the NOAA grant for the Board to review.
 - Bill, Chris and Rolf to meet with a potential new attorney specifically for this project

Other unfinished or new business:

- Rolf will provide an estimated cost for plantings at the entrances and kiosk

- Review fee guidelines
- Moving the SVA Mailbox from the shed to below the bulletin board at the mail kiosk.

Key Action Items:

1. Dropbox Access Management: Bianca will restore/grant Dropbox folder access for Bill, Jeannette, John, and Chris. Bianca will forward link to Carmen's google docs master file.
2. Legal Follow-Up Covenants: Bianca to call attorney Matthew's office directly to set up an appointment (phone or in-person) regarding the use of notarized signatures for covenant approvals.
3. Legal Meeting: Bill, Chris and Rolf to meet potential new Attorney regarding Red Brook Land.
4. Accountant: Chris to speak with Carmen DiSanto about our current Account's potential for assisting with Tax questions surrounding the Red Brook land.
5. Website Posting: Post the approved draft annual meeting minutes to the community website.
6. Transition Documentation: Jeannette and John to add written ACC procedures to the Dropbox "Transition" folder when time permits.
7. Transition Documentation: Karen to review for Clerk role and followup with appropriate action.

Next Board meeting: 10/7/2026 6:00pm at 19 Barnacle Lane

Meeting adjourned: 7:05pm