Seabrook Village Association Board of Directors Meeting
11/11/2026 at 194 Surf Drive

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

Call to order: 6:01pm

Covenants & Bylaws:

The board discussed the legal status of updating the covenants and bylaws, noting that 75.6% of signed notarized signatures have been collected, but they are still waiting on definitive legal advice and phrasing from their attorney, Matthew Fitzsimmons. Bianca to continue reaching out for formal legal review and approved verbiage regarding the covenants, bylaws, and voting requirements.

Association Dues:

There are currently 16 delinquent members, resulting in approximately a $3,500 deficit in missing dues. The board discussed follow-up actions, notices, and payment handling. The Board decided to call those home owners with past due invoices as well as send a 4th invoice by mail in December.

Red Brook/Town Land/Easement Discussions: The board discussed legal implications regarding town inquiries into common land sales or easements, noting that 100% agreement or a proper voting process with homeowners is necessary. The Board will continue to follow up with Attorney Chris Kirrane on next steps.

Safe Deposit Box:

The board is missing the key to their safety deposit box and after calling past Board members to see if they have the key with no luck, voted to approve paying approximately $250 to have it drilled to access historical deeds and documents.

Grounds:

Landscaping and Snow Plowing Contract: After reviewing bids from multiple landscapers the board voted unanimously to award the annual landscaping and snow removal contract to Best Cape Landscape (Ronaldo Da Silva).

Next meeting to be determined based on communication from our Lawyer(s).

Meeting adjourned 7:07pm