

**Seabrook Village Association Board of Directors Meeting
10/7/2026 at 19 Barnacle Lane**

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

Call to order: 6:06pm

Covenants & Bylaws:

- **Matthew Fitzsimmons:** We have reached out to Matthew regarding sending us the appropriate paperwork to be signed by the board in order to submit the notarized forms to the Land Court.
- **Current Covenant Progress:** 74% of members have signed on. Approximately 40+ owners have not signed yet.

Red Brook Property Sale Status:

- **Red Brook Legal Counsel Engagement:** We have contacted Attorney Chris Kirrane for legal consultation on the Red Brook Project.

Financial & Administrative Updates:

- **HOA Dues Collection:** \$30,030 collected to date.
- **Bank & Escrow Accounts:** Total bank balance reported across accounts is approximately \$122,000.
- **Safety Deposit Box & Credit Cards:** The board plans to locate/drill out the bank safety deposit box and reissue official association credit cards.

Landscaping & Property Maintenance:

- **Entrance Beautification:** The board will decorate the entrances to Surf Dr. with fall flowers, pumpkins and hay bales
- **Upcoming Bids:** Bids will be gathered for 2026-2027 snow removal and 2027 landscaping services.

Key Action Items

1. Covenants & Bylaws:

- Followup with the outstanding membership that has not yet signed on to try to gain a better understanding of their concerns.

2. Red Brook Property Legal Counsel Follow-up:

- Wait for Attorney Chris Kirrane's formal fee agreement/letter.

3. Bank & Administrative Setup:

- Visit Cape Cod Five bank to update authorized signers on board accounts, handle safety deposit box access/keys, and request reissuance of association credit cards.

- Audit Dropbox permissions to ensure all board members have proper edit/upload permissions.

4. Landscaping & Contracts:

- Solicit bids for 2026-2027 winter snow removal and 2027 general landscaping services.

Next Meeting: Date to be set pending responses from Attorneys.

Meeting adjourned: 7:07pm.