

Seabrook Village Association, Inc.
Annual Meeting Saturday, September 13, 2025
10:30 am Mashpee Public Library

Call to Order: 10:45 am

- Article V, Certification of Quorum – The required 25 members was met and exceeded
- Article V, Section 6: Clerk’s Tally for a quorum – 29 proxies, 40 attendees = 79
- Article V, Section 5: Verify 30-day notice of meeting – Postmarked August 12, 2025
- Article V, Reading of 2024 Annual Meeting Minutes – Waived per vote by acclimation

Treasurer’s Report – Carmen DiSanto

Bank Accounts

Checking: \$1,564.67

Money Market: \$17,217.31

Money Market- Tennis Court Fund: \$10,804.03

Certificate of Deposit: \$65,944.37

Total All Accounts: \$95,530.38

Carmen reported that although last year’s budget had resulted in an expected deficit we ended up with a surplus of \$2,000.00. The Board continues to monitor insurance fees which are continuing to rise. 2026 budget is expected to end in a surplus of \$834.00.

Question from the floor on the cost of the Associations insurance. It was explained that although workman’s comp and director’s liability have not increased the liability on our property continues to increase. This covers all the common land including the tennis court, mail kiosk and open space that we all own that must be covered.

A motion passed to approve the FY26 budget.

Architectural Compliance Committee – Jeanette Vernon

All home improvement requests were approved this year. These included a new fence, solar panels, window and door replacement, siding and trim replacement, new walkways, patios and front stairs. 3 homeowners painted their homes and one garage extension and one addition.

Streets and Common Grounds – Jeanette Vernon on behalf of Rolf Brandt

We have contracted Blue Claw again for annual landscaping, snow plowing and salting. Pro wash was hired to power wash the tennis/basketball court. One court still needs to be completed. We provided 14 keys to the tennis court and 22 tree removal or trimming requests. To address concerns about visibility pulling onto Redbrook Rd. Trees were cut down and slow down signs placed on Redbrook Rd. We were also in contact with the DPW supervisor Catherine Lauren to get town signage installed and police speed monitoring implemented. This is still work in progress for 2026.

Complaint from the floor regarding a property that is being neglected. Concern that this is bringing our property values down and making the sale of abutting property more difficult. Another homeowner also spoke up regarding a similar situation in their backyard. This lead quite nicely into a discussion of the value of living inside of an association with Covenants that protect the beauty of our neighborhood and the value of our property. Without these in place the Board is not capable of any action to rectify these types of situations and would be left up to the homeowner to try to work with the Town of Mashpee inside the confines of their regulations.

President's Report – Chris Geatrakas

Chris thanked the current board for their hard work this year, and our lawyer Matthew Fitzsimmons for being in attendance. Our two most important and pressing issues are election of the board and our association, Covenants and Bylaws.

Election of New Board

With a total of 79 votes (40 attendees and 29 proxies) the current board was re-elected and new members approved. Returning are Chris Geatrakas, Carmen DiSanto, Rolf Brandt, Jeanette Vernon, John Collins and Bianca Brummerloh. New volunteers are Barbara Allen and Karen Feeney. Lynne Barbee will not renew her term.

New Business

Attorney Fitzsimmons was in attendance to bring the Association through the process of where we have been, where we are now and how to proceed for the future of reinstating Covenants and By-Laws for Seabrook Village.

Our Association is current and in good standing. Regardless of what happens with the Covenants and By-Laws this will not change. Yearly dues are still a requirement of living inside Seabrook Village. This fee covers electricity for our streetlamps, maintenance of the common grounds including the entrances, mail kiosk and tennis court. It also covers taxes and insurance on these same properties that are commonly owned by all homeowners inside of SVA.

Our existing Covenants and By-laws have expired and are unable to be reinstated. We can, however, choose to go through the process of a new approval process and the association does have the budget and desire to complete that task. This would require each individual homeowner to sign and have notarized a form agreeing to have this registered on their deed. This would carry on the deed of said property regardless of ownership in the future. Any homeowner that chooses not to sign on would not be able to be held to the standards of the By-Laws.

More information on this process is to come. The board hopes that maintaining the beauty and property values of our village is as important to the rest of the community as it is to them.

A motion to adjourn was made at 12:21 pm and was approved by acclamation.