



Seabrook Village Association Annual Meeting Minutes
Saturday, September 11, 2021, 10 am
SVA Tennis Courts, 203 Surf Drive, Mashpee MA 02649

Call to Order: 10:05 am

Prior to the certification of quorum, Board President Ken Klint offered a touching remembrance to those killed or injured in the World Trade Center attack on 9/11/01 and appreciation to all first responders who risked their own lives to help the victims of the attack.

Certification of Quorum & Reading of 2020 Minutes

Article V, Section 6: Clerk's tally for a quorum – total 66 – 42 proxies, 24 attendance
Article V, Section 5: Verify 30-day notice of meeting – mailed on August 5, 2021
Reading of 2019 Annual Meeting Minutes (waived reading, motion to accept by Bob Savage, seconded by Bill Krylowicz and approved by acclamation)

New Business: Guest Speaker – Drew McManus – Conservation Agent – Town of Mashpee

The Conservation Department and Conservation Committee are responsible for permitting and enforcement of the MA Wetlands Protection Act, the more protective Town of Mashpee Wetland Bylaw, Chapter 172 and the Town of Mashpee Conservation Land Bylaw, Chapter 173. They are charged with the protection of the community's natural resources and are involved with open space acquisition and the management of conservation lands, including advocacy, maintenance and improvement projects.

Drew shared extensive information on the culvert and Red Brook pond situation. The area is split on the town lines of Falmouth and Mashpee. In the Summer, 2020, there was a leak of undetermined origin in the culvert. The attempts to seal the leak by replacing culvert boards and stacking sandbags were unsuccessful. The bog drained and flooded Hamblin Pond which caused a shellfish failure due to the introduction of ecoli and phosphorus in the discharge. The first set of sandbags was removed by unknown persons. Subsequently much larger sandbags were put in place which has retained a low level of water in the bog. The town has applied for a grant for funding/technical assistance from the MA Division of Ecological Restoration. A decision on the grant proposal will be made within the next month or two. It has not been determined if the solution will be to dam the leak or to restore the pond to the brook that it was originally. A primary concern of the town is road safety. It is agreed the road

improvements are needed. The Office of Dam Safety reports that the dam is in poor condition.

Drew responded to many questions from the members in attendance at the meeting. The SVA owns approximately 14.35 acres of the pond and another 1.4 adjacent acres as part of its 37 acres of common land. The latest water quality report had nothing positive to say about water quality in Mashpee. He said that we will be part of the process when the possible paths are discussed in the future. In response to a question of will restoration open up the area to an increase in larger animals like fox and coyote, Drew said it was not likely in his opinion. Regarding a question of the return of insects, he said that introducing flow of water will make it less likely to be a breeding ground for mosquitoes and should also bring in other birds and wildlife. Septic systems are the number 1 contributors to poor water quality and use of fertilizers also contribute. The Cape's sandy soil doesn't cleanse water well so it leads to algae blooms which are visible on top of the water. They ultimately sink to the bottom and destroy habitats on the floors of the bays, inlets, etc. In response to a concern about the SVA having a voice in the process as an owner of the pond and the towns of Mashpee and Falmouth as owners of the culvert and the road, they want to involve all stakeholders. Public meetings will be held to discuss the options once the situation has been fully investigated. Drew encouraged folks to look at the bigger picture of water quality, not just bringing the water level back to a "pond." Drew could not address if poor water quality in the pond increases cancer rates. If the Division of Ecological Restoration advises that restoration to a brook is the best approach but doesn't provide funding, Drew said that the towns will seek out other funding sources. In response to concerns about the extensive new development going on in New Seabury, Drew said that those homes are tied to a waste water treatment system. When asked if we could retain the pond if we had a sewerage system in place of septic, Drew said that there would still be the issues associated with impounded water. Regarding plans to implement a waste water system in Mashpee, Drew said that plans call for it to be done in 3 phases, with the area north of the Mashpee River being first. Discussion turned back to timeframes for fixing the culvert and Drew felt that it should be ASAP for road safety in the short term. When asked about weight restrictions for vehicles traveling on Red Brook Rd, Drew said that the town could explore that after the situation is vetted. He said that they are looking at restoration projects for abandoned bogs and fertilizer education. Projects need to be designed to maximize nutrient uptake and flushing. The town purchased 11 acres of abandoned bogs north of Santuit Pond to help address the algae and bacterial blooms. Restoration projects at Childs River and Coonamessett are other examples of projects that the town has been involved in. People are encouraged to attend Conservation Committee meetings, either in person or virtually to express their concerns.

Officers' Reports

President, Ken Klint

- Thanks to all of the board members and the other volunteers that keep the association running so well. They include Debbie Kirkland as bookkeeper, Nigel Heaton

as keeper of the SVA maps and proxy cards, Dave Sherry who runs our website and Jim Corcoran who handles countless maintenance issues.

Treasurer, Sue Regan

Bank Accounts – August 23, 2021

1001 Checking - \$4,563.40

1002 Money Market - \$20,781.46

10021 CC5 CD 1 33-1 - \$21,996.02

10023 Money Market – Tennis Court Fund - \$11,081.10

Total Bank Account - \$58,421.98

We rolled over 2 CD's during the year for limited times as interest rates are so low. We don't want to tie up the funds for too long at low rates. A total of \$500 was transferred to the tennis court fund as income from the sale of keys. Our largest expense for the year is replacement of the shed at a cost of \$4,650.90. This price includes set up of the new shed and removal of the old shed. This cost was less than the estimates for repairing the old shed.

The FY 21 actual operating budget totaled \$31,823.16. The proposed FY 22 budget of \$30,560.00 was approved by a voice vote.

Committee Reports

Architectural Compliance Committee, Mike Feeney, Chair

Thanks to homeowners for complying with the ACC bylaws. It was another busy year with the following approved projects:

Tree Removal/Trimming: 15
Garage Door Replacement: 1
Invisible Fence: 1
New Construction: 1
Generators: 2
Roof Replacement/repair: 2
Painting/trim replacement: 2
Yard Fill: 1
Solar Panels: 1
Chimney Repair: 1
Patio/walkway/retaining wall: 5
Window Replacement: 2
Screened Porch addition: 3
Outdoor Shower: 2
Deck: 2

Nitrogen Credit Easement: 2
Shed: 1

There were only two denied applications:
Temporary garage structure and deviation from new home guidelines.

We currently have one new construction underway on Leeshore Drive and two future home construction at 94 and 152 Surf Drive.

Streets and Common Grounds, Ken Klint (temporary to replace Carl DeLorme)

We have negotiated new contracts for plowing and landscape services with Landscape Architectures. They have held prices very steady with only a 5.6% increase over the past three years for landscaping services and only a \$15 increase per event for plowing. Branches overhanging the tennis courts will be trimmed in the next week.

Ten tennis court keys were sold this year and the fees for the keys go into the tennis court maintenance fund.

Real Estate, Bonnie Strunin, Chair

A total of 9 homes were sold this past year with the average price of \$530,000. Three undeveloped lots were sold for an average price of \$175,000. There are currently no homes or lots for sale in Seabrook Village.

Old Business:

Restatement Progress: This has been an ongoing effort for the past three years. We have spent \$21,518 on this effort. Recording fees are \$16,820 (currently held in escrow), attorney fees of \$4,437.17, mailing costs of \$240.65 and \$20.43 in office supplies. The Land Court in Boston is still examining our documents. We hope the review will be completed in the next two months.

Appointment of Tellers for Election: Bob Savage and Ray Erlich volunteered to act as tellers.

Nominations: Ken Klint (returning), Sue Regan (returning), Mike Feeney (returning), Bonnie Strunin (returning), Mary Ellen Blundell (returning) and Mike Rafuse (new).

Vote Results: In favor: 60 total (42 proxies, 18 attending)
Opposed: 0

New Business:

An owner was pleased that the tree on Red Brook Rd. near the entrance by the lower numbered houses on Surf Drive was recently removed. This helps with sight lines when pulling out onto Red Brook Rd.

Lynne Barbee spoke about the massive expansion planned for Mashpee Commons. The developer is applying for changes to zoning bylaws to allow for an urban model of density: multi-use, multi-story development of residential and commercial space. Approximately 10% of the housing would be classified as "affordable housing." Lynn provided a handout with a map of a proposed site plan and a fact sheet. She circulated a sign-up sheet to receive updates about the project.

Lynne also said that Barnstable County is offering free COVID testing on Thursdays and Sundays from 4-6 pm at the Fairgrounds with a 48-hour turnaround time for results.

Sue Regan offered some additional discussion of the pond issue. There is a concern that SVA could be charged an assessment fee as an abutter when the road/culvert are addressed. The pond acreage is conservation land. We are paying taxes on it, but it cannot be used for nitrogen loading purposes. Most lots here would not support more than a 1-2 bedroom home based on building restrictions for lot size so common land is used to borrow nitrogen credits. At the next board meeting, we will discuss forming a subcommittee to assist in monitoring/providing input to the board on the pond issue. Volunteers should send an email to our email address (seabrookvillageassoc@gmail.com). Dave Sherry said that he can create a new section to post information on the issue to our website.

The issue of cars speeding on Surf Dr and Red Brook Rd was raised. Individuals can contact the police to encourage use of radar in the area. There are many children and adults and dogs that walk in our neighborhood so adherence to speed limits would be appreciated.

Motion to Adjourn was put forth, seconded and received universal approval at 11:30 am.