

**Seabrook Village Association
Board of Directors
Minutes - July 13, 2021**

Call to Order: 6:00 pm

Attendance: Ken Klint, Mike Feeney, Bonnie Strunin, Susan Mazzucchi, Donald Mazzucchi, Sue Regan, Mary Ellen Blundell

Meeting Minutes: The minutes of the June meeting were approved and will be posted to the website shortly.

Public Forum: None

Correspondence:

- Memo from Lynne Barbee on 6/25/21 re: Conservation Committee Meeting. Lynne expressed concerns from some residents of Seabrook Village regarding the lack of communication surrounding this issue. Mary Ellen sent a written summary of Conservation Committee meeting notes on the pond issue to the Board and included dates for future meetings. Drew McManus of the Conservation Committee will be invited to attend our annual meeting.

- Telephone Call from Pete Durmer on 6/27/21 regarding condition of tennis courts. Ken returned call on 6/28 and Mr. Durmer called back on 7/7/21. Mr. Durmer suggested that the trees overhanging the courts be trimmed back. Mike will call Connolly Tree Service to get an estimate. Bonnie will contact a company to get an estimate for cleaning the surface of the courts. Given the age of the courts, we want to ensure that the cleaning process does not do any damage to the surface.

- Email from Mary Church of 66 Surf regarding allowability of putting a dumpster on her property for home renovations. Mike advised this is allowed.

- Call to Attorney Mark Boudreau on 7/9/21 regarding the pond issue. His fee is \$350/hr. He said he didn't feel that it was a good monetary investment at this time to start potentially very costly legal work. The Board will continue to monitor the issue and express views to the town.

- Email response from Beth Lambert of the Division of Ecological Restoration. A decision on the grant application to ultimately restore the pond to a running brook should be made by the end of the Summer and will be announced by the Governor.

Committee Reports:

Financial:

We are on target to end the year with a surplus of approximately \$2,000. This includes payment for a new storage shed that was not in the original budget for the year. The June Financial Report was approved. A draft budget for next fiscal year was shared for review.

Seabrook Village Association	
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Balance Sheet		
As of June 30, 2021		
	Total	
ASSETS		
Current Assets		
Bank Accounts		
1001 Checking	5,735.86	
1002 Money Market	20,780.57	
10021 CC5 CD 1 33-1	21,996.02	
10023 Money Market - Tennis Court Fund	11,080.62	
Total Bank Accounts	\$ 59,593.07	
LIABILITIES AND EQUITY		
Liabilities		
Other Current Liabilities		
2002 Tennis Key Deposits Payable	0.00	
2003 Performance Deposits Payable	600.00	
Total Other Current Liabilities	\$ 600.00	12 Leeshore
Saturday, Jul 03, 2021 09:33:55 AM GMT-7 - Cash Basis		

Architectural Compliance Committee:

Following is the June report:

59 Surf: Roof replacement

6/2/21: Application approved

6/30/21: Completed

25 Leeshore: Paint exterior and replace deck

6/9/21: Application approved

4 Tradewind: Landscaping not in compliance

6/16/21: Letter sent informing homeowners property is not in compliance with SVA landscaping requirements. Letter requested homeowners respond with plan by end of June, but no response has been received.

12 Leeshore: New Construction

6/24/21: Updated application, including building permit and request to remove trees, approved. Expects to break ground by end of July.

Streets and Common Grounds:

No formal report. As discussed under Correspondence, Bonnie will contact a company to get an estimate for cleaning surface of tennis courts.

Real Estate:

Currently 31 Surf Dr. is listed for \$549,000 and has a pending offer. 379 Red Brook is listed for \$699,000 and has a pending offer. 140 Surf is listed for \$699,000. Mary Ellen will contact the realtors for the properties with pending offers to remind them that they need to obtain 6D certificates from the Association prior to closing.

Old Business:

Covenant Update: Attorney Laura Moynihan was contacted on 7/9/21 and 7/13/21 but no reply as of the time of the meeting.

Red Brook Pond: See discussion under Correspondence above.

New Business:

Planning for Annual Meeting: Ken prepared the notice of annual membership meeting, draft agenda and nominations list. The meeting packet needs to be mailed by the first week in August. Mary Ellen will reach out to Lynne to get more specifics on logistics of materials preparation, etc. Nigel has agreed to help with the proxy cards as he has done in the past. We will meet on preparations for the annual meeting again on 7/27 at 19 Barnacle Lane, 6 pm.

Adjournment: 7:10 pm

Next Meetings: 7/27 at 19 Barnacle (Mike's) for meeting preparation
8/10 – rescheduled to 8/24
8/24 – 6 pm, Chamber of Commerce new office (tentative)