

Seabrook Village Association

Board of Directors

Minutes - October 13,2020

**Call to Order:** 5:57 pm

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

**Meeting Minutes:** The September 2020 and the 2020 Annual Meeting Notes have been accepted. They will be posted to the website.

**Public Forum:** No attendees

**Correspondence:** Tel. message from owner of 44 Surf Dr. rec'd on 9/26 requesting a court key. In the interest of time, Ken accepted her check and gave her a key. A total of 13 keys are currently issued. Owner of 325 Redbrook Rd. sent a message for Ken to call on 9/26. Ken emailed him on 9/26 requesting his contact number and a brief description of what he would like to discuss. He has not emailed or called Ken back. Message from Enterprise Reporter Ryan Spenser on 9/16 regarding Red Brook Pond situation. Ken received the message on 9/23 and called him back on 9/26 and left a message to call Ken. He did not call back.

**Committee Reports:**

**Financial:**

Expenditures were primarily maintenance; landscape bill approved, bill from attorney. There are 17 members who have not paid their annual dues yet. Bills were sent by email initially; reminders were sent by regular mail. Starting November 1<sup>st</sup>, late fees will be applied to unpaid balances. One CD coming due next month. The audit is in process by McGrath & McGrath (\$1,150).

Seabrook Village Association			
Balance Sheet			
As of September 30, 2020			
	Total		
ASSETS			
Current Assets			
Bank Accounts			
1001 Checking	24,267.69		
1002 Money Market	20,772.81		
10021 CC5 CD 1 33-1	21,933.07		
10022 CC5 CD2 29-1	0.00		
10023 Money Market - Tennis Court Fund	11,076.49		
Total Bank Accounts	\$ 78,050.06		

LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2003 Performance Deposits Payable		600.00	
Total Other Current Liabilities	\$	600.00	Corsi, Sandy Way - pd 10/2
Total Current Liabilities	\$	600.00	
Total Liabilities	\$	600.00	
Wednesday, Oct 07, 2020 11:41:56 AM GMT-7 - Cash Basis			

**Architectural Compliance Committee:**

***165 Surf Drive: - Tree removal***

Solicited bids to cut down 3 trees on adjacent lot (SVA common area land). Owners of abutting lots will not allow equipment on their property. Jim Connelly provided low bid (verbal quote, \$850). Awaiting hard copy of quote and estimated date for work to be done. As of 10/13, Jim advised he would complete job "as soon as possible" and inform me when date is set. Will advise abutter when do receive estimated date for work to be done.

***25 Surf Drive: - Garage Door Replacement***

Initial approval 10/2/20

***5 Driftwood Way - Well and Irrigation System Installation***

Initial approval 8/25/20

Certificate of completion 10/11/20

***121 Surf Drive: - Dog Fence***

10/5/20: Prospective new owners (offer accepted, not yet closed) inquired about installation of invisible fence (or standard fence if bylaws do not allow invisible fence). Provided application for change to exterior structure and guidelines for fences. Informed either type fence is acceptable, but owners are responsible for control of animals per Town of Mashpee regulations.

***106 Surf Drive: - Tree Removal***

10/8/20: Provided application for change to exterior and instructed to provide plot plan showing location of trees to be removed. Awaiting response.

**Streets and Common Grounds:**

One court key was purchased bringing the total to 13. New contracts for landscaping and plowing/sanding/salting services are in process. Carl advised that Landscape Architectures has not increased their estimates from last year. Jim Corcoran was contacted regarding painting of street lighting posts. Carl DeLorme will follow up with Jim.

Donald provided an update on the status of the Red Brook Pond. He spoke with Mark from the EPA in Falmouth. The State is looking into the pond issue as well and would like to widen it so more fish would be attracted to it. Susan had a SVA brochure which showed a picture of the pond as it used to be many years ago. She will get a copy to Donald. There are bids out to repair the dam but Covid 19 seems to be affecting the solicitation process. In general, Donald thought that the outlook is positive but that it will take time as two towns and the State are all involved. He also has spoken with the State Mosquito Control Office (Gabby) and informed her of easy ways to access the pond area.

### **Real Estate:**

There are currently three listings for Seabrook Village. 94 Surf Dr. is listed for land only for \$240k. 121 Surf Dr. is listed for \$385k and is listed as contingent. 54 Surf Dr. is listed for \$624,093 and is noted as pending. Emails were sent to the listing agents for the houses to make them aware of our website and where to find the covenants and bylaws.

### **Old Business:**

Covenant Update: Bill contacted Attorney Laura Moynahan on 10/3. She will follow up with the Boston Land Court. They are still working remotely and progress is slow. Once Boston Land Court approves the update then Barnstable will be able to complete the process.

389 Red Brook: Per Tim Waldron of Realty Execs of New England, the bank will push back on late fee assessments. Ken provided the appropriate citations from our covenants for the late fees. At this time the property owes \$454.00 in dues and fees.

### **New Business:**

Sue mentioned that the recent work done by Eversource has resulted in an uneven roadway on Surf Dr and Sandy Way. The backfilling was not done correctly and the patched areas have sunken down. She will draft a letter to Eversource and copy the Mashpee DPW.

**Adjournment:** Meeting was adjourned at 6:50 pm.

**Next Meeting: November 10, 2020 at 6:00 pm.**