

Seabrook Village Association

Board of Directors

Minutes – November 10, 2020

Call to Order: 5:57 pm

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

Meeting Minutes: The October meeting notes were approved and will be posted to the website along with the Annual Meeting notes.

Public Forum: No attendees

Correspondence: Tel. message from Tim Waldron of Realty Execs of New England regarding 389 Red Brook Rd. Ken had previously sent him information on late dues and penalties. The house is now under agreement and should close within 45-60 days. Tim said he expects Fannie Mae will pay the overdue fees that are owed to the Association.

Ken's debit card is pending one additional board member signature.

Committee Reports:

Financial:

The bank account balance is steady. There are 7 members who have not paid their annual dues yet. This is down from the 17 reported last month. Bills were sent by email initially; reminders were sent by regular mail. Starting November 1st, late fees will be applied to unpaid balances. New reminder letters will be issued. We will go to Small Claims Court if not paid by January. One CD is coming due on November 28th. The board voted to renew for a 7 month term.

Seabrook Village Association	
Balance Sheet	
As of October 31, 2020	
	Total
ASSETS	
Current Assets	
Bank Accounts	
1001 Checking	27,421.31
1002 Money Market	20,773.69
10021 CC5 CD 1 33-1	21,942.06
10022 CC5 CD2 29-1	0.00
10023 Money Market - Tennis Court Fund	11,076.95
Total Bank Accounts	\$ 81,214.01
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	

Accounts Payable	
2001 Accounts Payable	0.00
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
2002 Tennis Key Deposits Payable	0.00
2003 Performance Deposits Payable	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00

Architectural Compliance Committee:

165 Surf Drive: Tree removal

11/6/20: Jim Connelly had planned to take trees down during the week of 11/1, but he has been dealing with gout. Hopes to now take them down during the week of 11/8. Owner at 165 Surf has been kept updated.

106 Surf Drive: Tree Removal

11/7/20: Owners have decided not to remove trees at this time

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

11 Albatross: Tree Removal

10/17: Final approval letter

10/16: Initial approval letter

12 Lee Shore Drive: New Construction/NL Easement

10/29/20: Call with owner, regarding questions his engineer had on NL easement. Provided Brian with sample copy of Grant of Title 5 Nitrogen Loading Restriction and Easement on Facility Land document.

10/19/20: Ken provided owner with information on requirements for Nitrogen Loading easement and contact information for our attorney.

28 Tradewind Drive: Roof Repair

10/27/20: Provided initial approval to go forward with repair

141 Surf Drive: Newspaper tube installation

10/19/20: Circulation department from Enterprise newspaper left message asking about possible installation of paper tube. Informed circulation department that installation is allowed.

Streets and Common Grounds:

New contracts for landscaping and plowing/sanding/salting services are now signed and Carl advised that Landscape Architectures has not increased their pricing.

Donald provided an update on the status of the Red Brook Pond. He is scheduled to participate in a Zoom Meeting on 11/20/20 with Mark Kasprzyk, Conservation Land Manager for Falmouth, and James Rassman from MA DCR (Waquoit Bay Estuarine Research Reserve) to continue the discussions on the culvert status and future plans for restoration. In general, Donald thought that the outlook is positive but that it will take time as the two towns and the State are involved. Donald is also pushing for improvements to the roadway as it is being impacted by the level of traffic, including large 18-wheel trucks.

Real Estate:

There are currently five listings for Seabrook Village. 94 Surf Dr. is listed for land only for \$240k. 41 Surf Dr. is listed for \$599k. 121 Surf Dr., 52 Surf Dr., and 389 Red Brook Rd. are pending sale/closings. 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: Attorney Laura Moynahan on 10/27 indicated that she has been in contact with the Land Court Examiner and the Court is requesting the filing of a petition requesting approval of the Amendment and Extension by the Court. This is commonly called an "S Petition." The Examiner also mentioned that the Court Order, once issued, would be registered against each Certificate of Title. Laura advised that this would be a hardship as it would mean an additional \$75 recording fee per title. She requested that the document be attached to the Court Order so as to avoid the additional fee per title. He indicated that request could be made in the cover letter. Laura will prepare the S Petition and will forward a copy to Bill once completed.

New Business:

Sue mentioned that the recent work done by Eversource that resulted in an uneven roadway on Surf Dr and Sandy Way has been satisfactorily corrected.

Ken has received an invoice from Rogers and Gray for renewal of our insurance policy. He will forward it to Debbie for payment.

A comment was made that there has been a cord of wood in the front yard of 13 Tradewind for several months. Mike will try to contact the owner of the property to request it be moved.

Adjournment: Meeting was adjourned at 6:30 pm.

Next Meeting: Meetings will be via email on any issues until March 9, 2021.