

**Board of Directors Meeting Notes
Seabrook Village Association
August 29, 2023**

Call to Order: 5:59 pm

Attendance: Ken Klint, Sue Regan, Bonnie Strunin, Mike Feeney, Mike Rafuse, Mary Ellen Blundell

Meeting Minutes: July 2023 were approved. They will be posted shortly.

Public Forum: None

Correspondence:

- 7/11 – 67 Surf Drive application for change to exterior structure
- 7/11 – 29 Barnacle Lane application for fence replacement
- 7/26 – 251 Surf Drive change of mailing address
- 7/28 – 55 Surf Drive 6D issue modifications
- 8/5 – 12 Lee Shore Drive notice re: volunteer position
- 8/7 – 25 Surf Drive updated contact information
- 8/17 – 38 Sandy Way updated contact information

Committee Reports:

Financial:

There was an increase to the cost for Quickbooks software. We are clearing up payables for maintenance performed by Jim C. We will be closing out the year with a surplus of approximately \$12,000 which will be deposited into savings. This balance is largely due to deferred landscaping work and very limited snowplowing. The CDs was renewed for 4.25% for an 8 month term.

SVA current assets as of 8/26/23:

- Checking Acct: \$13,193.10
- Money Market: \$26,965.09
- CC5 CD: \$22,268.73
- Tennis Court Fund: \$13,939.59
- Total: \$76,366.51

Architectural Compliance Committee:

121 Surf: Room addition

3/25/23: Approved

8/25/23: Completed

67 Surf: Door replacement

7/11/23: Approved

29 Barnacle: Fence replacement

7/12/23: Approved

7/19/23: Completed

22 Leeshore: Tree trimming

7/18/23: Approved

7/19/23: Completed

121 Surf: Tree cutting and branch trimming

8/4/23: Approved

8/25/23: Completed

5 Driftwood: Gate installation

8/6/23: Approved

8/13/23: Completed

19 Barnacle: Paint exterior (same color)

8/6/23: Approved

8/23: Completed

Streets & Common Grounds:

- Tree removed from 21 Barnacle RD for \$150 from Cape Home Landscaping. Price was such a value because he was already set up at the property.
- 29 Barnacle needed 2 trees from common land to come down. Cape Home gave an estimate at \$1600
 - Received an additional estimate from Beach Point Tree. In the process of inspecting the trees a 3rd dead tree was discovered that could cause property damage if left alone. Beach Point gave a verbal estimate of \$1400 to take all 3.
 - 125 Surf also has 2 dead trees that could cause property damage if left unchecked. Beach Point gave a verbal estimate for \$1000 for these 2 trees. \$2400 for 5 trees.

Real Estate:

There are currently no homes on the market.

Old Business:

Covenant Update: Sent email to Laura Moynihan On 8/25/23 requesting update on Boston Land Court status of Covenants and By-Laws. Laura indicated that she hopes to have it resolved by her retirement

date in November, however, there is nothing solid to base this on. We will need to hire a new attorney to continue this process under the new board.

New Business:

Final planning for Annual Meeting on September 9, 2023. Drew McManus may send his deputy to speak about the Red Brook culvert/bog issue. The land is currently valued at \$40,700 for tax purposes. The land is not buildable and has conservation restrictions in place. It cannot be used for nitrogen credits. It is a tax liability for the association.

Some transition items were briefly discussed:

- The new board needs to meet within 14 days of the annual meeting to decide upon positions. At that time, the clerk needs to fill out the MA Corporate Officer filing with the State. There is a folder in the Clerk Box with instructions. Need to contact Debbie Kirkland for the credit card information. Notify Dave Sherry with names/positions of new board to be posted on website. Also post list at bulletin board by mail kiosk.
- Safety Deposit Box – need new key holder. Currently Sue Regan and Denise Dutson.
- Get a new credit card – decide if card should be for President, Treasurer or Clerk.
- SVA Voice Mail – 508-534-5525. Currently checked by clerk several times per week.
- SVA website – www.seabrookvillageassociation.com. Sue has been monitoring this and directing inquiries to appropriate person for action. Dave Sherry (dsherry@gmail.com) is our volunteer website administrator. He posts monthly meeting notes, annual meeting notes, etc.

Adjournment: 6:30 pm

Next Meeting: TBD by new Board of Directors