

**Seabrook Village Association
Board of Directors Meeting
July 11, 2023**

Call to Order: 6:00 pm

Attendance: Ken Klint, Sue Regan, Bonnie Strunin, Debbie Kirkland (advisor for FY 24 budget) , Bill Krylowicz (advisor for Covenant issue), Mary Ellen Blundell

Meeting Minutes: June 2023 minutes were approved and will be posted to the website shortly.

Public Forum: None

Correspondence:

- 6/17 – 73 Surf Drive willing to volunteer for Board
- 6/18 – 8 Sextant Circle willing to volunteer for Board
- 6/18 – 149 Surf Drive willing to volunteer for Board
- 6/27 – 195 Surf Drive tree removal application
- 7/6 – 140 Surf Drive question re: payment of dues

Committee Reports:

Financial: on target with budget line items. We have not been billed by landscaper yet. We plan to cut back on the amount of mulch ordered as it is late in the season.

Seabrook Village Association	
Balance Sheet	
As of June 30, 2023	
	Total
ASSETS	
Current Assets	
Bank Accounts	
1001 Checking	17,062.67
1002 Money Market	26,964.63
10021 CC5 CD 1 33-1	22,241.49
10023 Money Market - Tennis Court Fund	13,939.36
Total Bank Accounts	\$ 80,208.15

Architectural Compliance Committee:

325 Red Brook Rd: Replace siding and change exterior paint color

3/6/23: SVA Board approves waiver for use of cement board shingles

7/8/23: Completed

109 Surf: Replace windows and damaged shingles

4/22/23: Approved

6/22/23: Completed

24 Tradewind: Tree removal

6/13/23: Approved

254 Surf: Landscaping

6/19/23: Certified letter sent to homeowner informing them that property is not in compliance with SVA Covenants and Bylaws.

109 Surf: Paint trim and doors

7/2/23: Approved

Streets and Common Grounds:

Five tennis court keys have been sold. Working on estimates to remove 2 trees from common areas on Barnacle Drive. Following up with Landscape Architecture on cleanup.

Real Estate:

27 Tradewind sold for \$590,000 which was below asking price.

55 Surf Drive – sale is pending, list price was \$625k. Closing scheduled for 7/28.

Covenant Update:

Ken has followed up repeatedly with Laura Moynihan on the status of the covenants and bylaws with the Land Court in Boston. She is working with the Court to determine what specific information they want to move forward with the process. Laura pointed out that the Land Court is a very slow machine. Simple cases that used to take 2-3 months are now taking 2 years. We subsequently found out that Laura is retiring as of November 15th so we will likely need to seek a new attorney to complete the renewal of our covenants. Ken has made initial contact with a firm in Braintree (Marcus, Errico, Emmer and Brooks) and will also reach out to Nealon and Nealon in Mashpee. Our deadline for completing the covenant process is March 2024.

FY 24 Budget Review:

We reviewed each line item for the FY 24 budget. We used a conservative approach but needed to include increases in several categories as our costs have increased. We planned for increases in insurance, landscaping, accounting, electricity. At this time the FY 24 budget shows

a deficit of -\$2,750.00. We are hopeful that some line items will come in under budget to offset this deficit.

We have planned a meeting for volunteers for the Board for July 22, 2023 at 9 am at 5 Driftwood. Additional volunteers will be welcome if any one has any suggestions.

Adjournment: 7:35 pm

Next meeting:

July 25, 2023 – to finalize annual meeting materials – 5 Driftwood Way, 6:00 pm

August 8, 2023 – Chamber of Commerce Meeting Room