

**Seabrook Village Association
Board of Directors Meeting Notes - June 13, 2023**

Call to Order: 6:02 pm

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

Meeting Minutes: May 2023 minutes were approved and will be posted on the website shortly.

Public Forum: Rolf and Astrid Brandt attended the meeting as observers in consideration of volunteering for the board. We clarified that we have 5 responses to date to our solicitation for new board members. The new board will decide among themselves who will fill each position. The President, Vice-President, Clerk and Treasurer must be separate positions and are considered as Directors. The Streets and Common Areas and Architectural Compliance and Hospitality are standing committees that also need volunteers.

Correspondence:

- May 9, 2023 email re: 236 Surf Drive notice of roof replacement
- May 11, 2023 email re: 29 Barnacle Lane tennis court key request
- May 15, 2023 email re: 251 Surf Drive notice of mailing address change
- May 15, 2023 email re: 73 Surf Drive Board of Directors volunteer
- May 15, 2023 email re: 141 Surf Drive Board of Directors volunteer
- May 16, 2023 email re: 195 Surf Drive notice of mailing address change
- May 19, 2023 email re: 97 Surf Drive notice of dumping grass clippings
- May 19, 2023 email re: 100 Surf Drive Board of Directors volunteer
- May 19, 2023 email re: 30 Sandy Way request for copy of dues bill
- May 20, 2023 email re: 30 Sandy Way acknowledged receiving copy of dues bill
- May 25, 2023 email re: 12 Leeshore Drive Board of Directors volunteer
- June 1, 2023 email re: 15 Barnacle Lane Board of Directors volunteer
- June 5, 2023 email re: 27 Tradewind Drive 6D
- June 7, 2023 email re: 29 Barnacle Lane concern over dead trees on SVA common land

Committee Reports:

Financial: Sue reported that the financials are in good order. The electric bill has been stable. Jim is using more efficient bulbs. The \$500 cost for tree removal on Surf near Lee Shore was recorded under "other maintenance". There may be additional costs as a few additional trees on common areas are being assessed for removal. Sue will ask Debbie to show the funds being held in escrow by our attorney for the recording fees associated with renewal of our covenants and by-laws. Jim has some invoices which will be paid in June.

Seabrook Village Association	
Balance Sheet	
As of June 9, 2023	
	Total
ASSETS	
Current Assets	
Bank Accounts	
1001 Checking	17,814.79
1002 Money Market	26,964.18
10021 CC5 CD 1 33-1	22,213.38

10023 Money Market - Tennis Court Fund		13,939.13
Total Bank Accounts	\$	80,931.48
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:

- **8 Barnacle: Roof replacement & painting exterior**
4/21/23: Approved
6/7/23: Completed
- **73 Surf: Tree removal**
4/2/23: Approved
5/18/23: Owner informed us that tree does not need to be removed (per tree service)
- **254 Surf:** It was agreed that the owner needs another letter concerning the condition of the landscaping.

Streets & Common Grounds: 3 tennis court keys have been sold to date. Mike will schedule a visit to assess the condition of a common area tree near 29 Barnacle.

Real Estate: Two properties listed for sale are under agreement. 55 Surf was listed for \$625,000 and 27 Tradewind listed for \$599,000.

Old Business:

Covenant Update: Sent email to Laura Moynihan June 8, 2023 requesting an update of review of our Covenants and By-Laws. The Land Court wants affidavits from 3 SVA owners to attest that the vote in 2004 to renew our association was valid. Laura will prepare the appropriate language for the affidavits and we will contact owners who are still residents here to sign the statements.

New Business: Sue is preparing another notice for the bulletin board to seek volunteers for the Board. Mary Ellen will send an email to 3 people who verbally expressed an interest in volunteering but did not send a written response.

Adjournment: 6:42 pm

Next Meeting: July 11, 2023 – Cape Space conference room