

Seabrook Village Association

Board of Directors

Minutes - March 9, 2021

Call to Order: 6:00 pm

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

Meeting Minutes: The meeting notes from the last meeting, November 2020, have been posted to the website along with the January financials.

Public Forum: No attendees (virtual)

Correspondence: Sue shared information from the upcoming Mashpee Town Meeting (CapeNews.net). There will be an article seeking approval for the Red Brook Road culvert.

The article stated that Mashpee Town voters will be asked this spring to approve an article to accept the road layout of Red Brook Rd, including a water control structure within the road layout.

In a pair of unanimous votes, the Mashpee Board of Selectmen during its remote meeting on February 22 approved the inclusion of article on the Town Meeting warrant and recommended that voters pass the article. Damage to a water control structure in the culvert led the flooded bog on the northern side of the road to drain under the road into Hamblin Pond last summer. The towns of Falmouth and Mashpee determined that the water control structure lays within the road layout but could not confirm that the layout was ever accepted by Town Meeting or recorded at the Registry of Deeds. Once the road layout is confirmed by Town Meeting, the town can seek grants from the State to address the issue with the water control structure. Town Meetings are held on the third Monday in October and the first Monday in May per the town's website.

Committee Reports:

Financial:

Seabrook Village Association		
Balance Sheet		
As of February 28, 2021		
	Total	
ASSETS		
Current Assets		
Bank Accounts		
1001 Checking	19,704.88	
1002 Money Market	20,777.10	
10021 CC5 CD 1 33-1	21,970.73	
10023 Money Market - Tennis Court Fund	11,078.77	
Total Bank Accounts	73,531.48	\$
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	600.00	12 Leeshore
Total Other Current Liabilities	600.00	\$
Total Current Liabilities	600.00	\$
Total Liabilities	600.00	\$

Architectural Compliance Committee:

165 Surf Drive: Tree removal

12/12/20: Tree removal completed. Invoice submitted to SVA clerk and paid.

12 Lee Shore Drive: New Construction/NL Easement

2/11/21: Approved and registered Nitrogen Loading Restrictions provided by SVA attorney.

2/22/21: Application for new construction submitted, along with required checks (given to Debbie).

2/26/21: Waiver to approve use of vinyl clapboard siding unanimously approved by SVA board.

2/28: Review of application for new construction conducted with Bill Krylowicz and Sue Regan (both of whom nominated/approved to join ACC as members). Provided builder with conditional approval of application, pending submittal of building permit from Town of Mashpee (expected within next week or two). Need followup on 6D certificate as there has been no request submitted.

5 Driftwood: Generator Installation

11/20/20: Application approved

12/30/20: Certification of completion

45 Surf: Tree Removal

11/22/20: Application approved

11/25/20: Certification of completion

31 Surf: Yard, Clean Fill

11/22/20: Application approved

11/23/20: Certification of completion

59 Surf: Tree Removal

12/9/20: Application approved

12/17/20: Certification of completion

194 Surf: Landscape Project

1/16/21: Application approved

176 Surf: Tree Removal

1/18/21: Application approved

1/20/21: Certification of completion

176 Surf: Skylight Replacement

4/2/20: Application approved

1/21/21: Certification of completion

24 Barnacle: Porch Addition, Trim and Chimney Repairs

1/23/21: Application approved

152 Surf: Information Request, Nitrogen Easement

1/30/21: Provided guidelines, as well as SVA attorney contact information

2/27/21: Informed realtor and lot owner that For Sale sign on lot is not in compliance. Realtor indicated sign will be replaced by compliant sign by EOD 3/7.

3 Surf: Installation of Solar Panels

2/12/21: Application approved

19 Barnacle: Porch addition

8/29/20: Application approved

2/19/21: Certification of completion

184 Surf: Tree Removal

2/19/21: Application approved

175 Surf: Tree Removal

2/20/21: Application approved

3/7/21: Certification of completion

112 Surf: Window Replacement

2/22/21: Application approved

208 Surf: Replace retaining wall

3/3/21: Application approved

19 Barnacle: Patio/Walkway installation

3/7/21: Application approved

New Construction Inquiry

3/5/21:

"I am putting in an offer on a lot on Surf Drive. I have looked over the Guidelines for new construction and I have a few questions regarding what would be possible.

1. Is there flexibility on the square footage requirement? I would like to build a 900 sq. ft. main structure and a smaller separate guest house.
2. I would prefer to have natural landscape with grasses and native plants.
3. I would like to have a stone/paver driveway with grasses in between stones for a natural look.
4. I would like to have a metal roof with traditional siding materials to fit in with the neighborhood."

The Board discussed this proposal and voted unanimously to disapprove this four-part request.

Streets and Common Grounds:

No report. Contracts for landscape and snow removal are in place.

Real Estate:

Current real estate listings: 389 Red Brook Rd is listed for \$439,900 and is pending. 41 Surf Dr. is listed for \$589,000 and 25 Lee Shore Dr. is listed for \$589,000.

Recent sales: 121 Surf Dr. sold for \$440,000 and 52 Surf Dr. sold for \$625,000.

Old Business:

Covenant Update: On February 11, 2021 attorney Laura Moynihan reported that she had spoken with the Chief Title Examiner. She is assigning it to an examiner but it will be a couple of months before they get anywhere on it. Laura explained our frustration with the process but was told they are overwhelmed due to workload, COVID and short staff.

Adjournment: Meeting was adjourned at 6:27 pm.

Next Meeting: April 6th at 6:00 pm via Zoom.