

**Seabrook Village Association  
Board of Directors Meeting  
March 8, 2022**

**Call to Order:** The meeting was called to order at 6:01 pm.

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

**Meeting Minutes:** November 2021 meeting notes were approved.

**Public Forum: None**

**Correspondence: 20 min.**

Following is a list of correspondence since our last in-person meeting. Most were routine items so our discussion focused on the tree issues at 156 Surf and the shed issue at 15 Surf.

- 11/25/21 – 67 Surf Dr. street light bulb replacement
- 12/14/21 – 2 Leeshore Dr. regarding restrictions on dogs
- 12/14/21 – 35 Barnacle Ln. regarding year-round rentals
- 1/5/22 – 29 Barnacle Ln. application for exterior changes
- 1/10/22 – 11 Sandy Way issue with damage to lawn from Town of Mashpee plowing
- 2/22/22 – 156 Surf Dr. regarding 3 trees down on the green area near her
- 2/22/22 – 12 Tradewind application for removal of tree from front lawn
- 3/1/22 – 15 Surf Dr. issue with shed on SVA Common Land

Mike Rafuse walked the property at 156 Surf and the adjacent common area. He used the fence of 2 Leeshore as his reference point for measurements. Mike determined that the two trees that the owner of 156 Surf has concerns about are actually on her property. Mike will prepare a letter to advise the owner of 156 Surf of the board findings. We also discussed having the board members do a walk through of common areas to look for damaged trees.

The shed at 15 Surf is clearly on common area land. The shed was approved by the town in 2003. Town rules require a 15 ft. setback from the property line. It is possible that the shed was moved after approval by the town. A letter from 2019 was located by the current property owner. The letter does not give permission to place a shed on common area land but references standard practice of SVA was to visit a site and then grant permission to install a shed. There is no reference in the files for 15 Surf to request approval for a shed and no reference to a discussion about the topic in meeting notes. Ken will contact the board members in place in 2019 to determine if anyone has recollection of the issue. Based on his discussions, we anticipate sending a letter requiring the owners to move the shed to their own property.

**Committee Reports: 15 min.**

**Financial:**

Sue reports that we are on budget through February. All dues have been paid for the year. The last CD renewal on 1/28/22 was for 91 days due to the low interest rate. Interest rates are expected to start to increase. A bill for plowing will be paid in March along with some miscellaneous bills from Jim Corcoran.

<b>Seabrook Village Association</b>		
<b>Balance Sheet</b>		
<b>As of February 28, 2022</b>		
	<b>Total</b>	
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
1001 Checking	21,688.51	
1002 Money Market	21,243.94	
10021 CC5 CD 1 33-1	22,010.41	
10023 Money Market - Tennis Court Fund	12,493.74	
<b>Total Bank Accounts</b>	<b>\$ 77,436.60</b>	
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
2003 Performance Deposits Payable	600.00	12 Leeshore
<b>Total Other Current Liabilities</b>	<b>\$ 600.00</b>	
<b>Total Current Liabilities</b>	<b>\$ 600.00</b>	

**A.C.C.:**

9 Leeshore: Replacement windows and sliding glass door  
 9/24/21: Application approved  
 3/1/22: Front replacement window to be completed spring, rest of work completed

175 Surf: Generator installation  
 10/18/21: Application approved  
 12/16/21: Completed

22 Leeshore: Tree removal  
 10/25/21: Application approved  
 1/1/22: Completed

28 Tradewind: Tree removal  
 10/28/21: Application approved  
 12/29/21: Removal delayed until spring '22

5 Driftwood: Landscape lighting  
 10/31/21: Application approved  
 11/17/21: Completed

87 Surf: Patio and landscaping

11/2/21: Application approved

12/12/21: Patio completed, landscaping to be completed in spring '22

25 Barnacle: Tree removal

11/6/21: Application approved

2/7/22: Completed

24 Tradewind: Tree removal

11/9/21: Application approved

3/1/22: Completed

12 Leeshore: Neighbor complaint regarding nails on job site and in street

12/29/21: Discussed with builder and cleaned up

29 Barnacle: Retaining wall replacement

1/5/22: Application approved

12 Leeshore: Neighbor complaint regarding sawdust on jobsite

1/18/22: Discussed with builder, steps to be taken to mitigate

12 Leeshore: Site review

1/20/22: Ken Klint, Bill Krylowicz and I met builder at site to review material to be used for retaining wall in backyard. Approval given to builder.

12 Tradewind: Tree removal

2/22/22: Application approved

### **Streets and Common Grounds:**

- Mashpee DPW contacted about plowing the mailbox area. They were told it was done by our landscape contractor
- New shed delivered and installed on 11/14/21 with old shed taken away
- Owner of 156 Surf Drive complained about 2 trees she claimed were on common ground have fallen. 1 fell on her property and 1 split and fell into 156 Surf Drive and fell into 2 Leeshore. There was also a third limb from a tree.
  - Owner would like SVA to pay for removal for a price of \$5K
  - I inspected the property on 3/8/22. I was unable to locate the cement block. The plot plan has the SVA common ground at 21 feet 7.44 inches.
  - The oak tree were measured to be 22 feet 2 inches from the assumed property line putting them within the property of 156 Surf.
  - The pine tree that had a portion fall into the fence at 2 Leeshore with the balance falling into 156 Surf was measured at 23 feet 3 inches, also putting it within property of 156 Surf.
  - There was a third limb from a tree that measured 16 feet 5 inches from the property line that fell into 156 Surf Drive that originated on common ground.

- Even assuming the trees are on SVA common ground, law states that a tree falling on your property is your responsibility, unless a licensed tree company has said in writing, that a specific tree is a danger and must be removed.
  - It is the recommendation of Streets and Common Grounds that no financial action be taken regarding the trees at 156 Surf Drive. A letter will be sent to the owner.

**Real Estate:**

There is only one property for sale at 12 Leeshore Dr. for \$849,900.

**Covenant Update:**

On 3/2/22 an email was sent to Laura Moynihan requesting an update on Boston Land Court status status of Covenants and By-Laws. Laura spoke to the examiner who is trying to complete the review by the end of the month.

**New Business:** None.

**Open Discussion:** None.

**Adjournment:** Meeting was adjourned at 6:30 pm.

**Next Meeting:** April 12, 2022 (Virtual Meeting)