

**Seabrook Village Association
Board of Directors Meeting Notes – March 14, 2023**

Call to Order: 6:04 pm

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

Meeting Minutes: November 2022 were approved in November and have been posted to the website.

Public Forum: None

Correspondence:

- 12/16/22 – 8 Barnacle Lane 6D Certificate
- 01/21/23 – 325 Redbrook Road replacement of siding
- 01/22/23 – 12 Leeshore Drive requested guidance on a garage sale – Ken will advise the limit is one per year.
- 01/23/23 – 13 Tradewind Drive requested copy of last annual invoice – Debbie provided to homeowner
- 01/26/23 – 8 Barnacle Lane 6D Certificate – Mary Ellen provided to realtor
- 01/27/23 – SVA insurance payment receipt
- 01/20/23 – Albatross Circle residents complaint regarding speeding car – Sue advised that police should be contacted as streets are owned by Town. Mary Ellen posted a notice on bulletin board asking everyone to observe 25 mph speed limit.
- 02/01/23 – 8 Barnacle lane broker question on annual dues – Mary Ellen provided info to realtor
- 02/10/23 – 325 Redbrook Road replacement of siding
- 02/12/23 – SVA Directors & Officers Insurance policies renewal
- 02/14/23 - SVA Directors & Officers Insurance policies renewal
- 03/02/23 – Question regarding 6D on property that is not part of SVA – Sue addressed question.

Committee Reports:

Financial: The only line item that is exceeding the budget is electricity. We will double check to make sure that we are using the most cost efficient light bulbs and supplier.

Seabrook Village Association	
Balance Sheet	
As of February 28, 2023	
	Total
ASSETS	
Current Assets	
Bank Accounts	
1001 Checking	21,192.72
1002 Money Market	26,962.83
10021 CC5 CD 1 33-1	22,132.87

10023 Money Market - Tennis Court Fund	13,938.42
Total Bank Accounts	\$ 84,226.84
Accounts Receivable	
1003 Association Dues Receivable	0.00
Total Accounts Receivable	\$ 0.00
Other Current Assets	
1004 Reserve	0.00
1005 Undeposited Funds	100.00
Total Other Current Assets	\$ 100.00
Total Current Assets	\$ 84,326.84
TOTAL ASSETS	\$ 84,326.84
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
Equity	
3001 Opening Balance Equity {2}	0.00
3002 Retained Earnings	63,516.52
Net Income	20,810.32
Total Equity	\$ 84,326.84
TOTAL LIABILITIES AND EQUITY	\$ 84,326.84

A.C.C.:

254 Surf: Tree removal and landscaping

- 1/12/23 Property owner deceased. Letter sent to owner’s daughter regarding need to remove an uprooted shrub. No response. We discussed sending a follow up letter regarding the need to bring landscaping up to standard. Note: The shrub has been removed.

325 Redbrook: Painting/Siding replacement

- 1/22/23: Conditional approval – pending further information on siding to be used.
- 3/6/23 – SVA board approved waiver to allow use of James Hardie cedarmill plank (cement board).

195 Surf: Nitrogen Loading Exemptions

- 1/23/23: Provided list of properties within SVA that are exempt from NIL restrictions.

124 Surf: Painting/Landscaping
- 3/5/23 - Approved

Streets & Common Grounds: Bids have been solicited to remove the tree limb on common ground near Leeshore and Surf that is overhanging the road.

Real Estate:

Currently there are no houses on the market. 106 Surf Dr. sold on 12/12/22 for \$575,000. 8 Barnacle closed on 2/21/23 for \$565,000.

Old Business:

Covenant Update: Ken sent an email to Laura Moynihan on 3/10/23 requesting update on Boston Land Court status of Covenants and By-Laws. Laura reported that she has spoken to the Chief Examiner. It has been assigned to a title examiner and she is waiting on her report. Laura expressed our frustration with the process. The excuse provided is that they are overworked and they are doing what they can.

New Business: We discussed the need to get an estimate for having a management company take over management of the association. Sue will work on a notice for the bulletin board to recruit new volunteers as the current board has served for many years.

Adjournment: 6:28 pm

Next Meeting: April 11, 2023 (Virtual Meeting)