

Seabrook Village Association

Board of Directors

Minutes – May 11, 2021

Call to Order: 6:01 pm

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

Meeting Minutes: The minutes of the April meeting were approved and will be posted on the website shortly.

Public Forum: Steve and Donna Gallagher, 27 Tradewind Dr, addressed the Board to share their concerns about the condition of the abutting Red Brook Pond. Recently the temporary fix to the dam failed and the water has drained from the pond. Steve and Donna have been in correspondence with Rodney Collins, Mashpee Town Manager, Ashley Fisher, Conservation Department and Glen Harrington, Board of Health. Both Falmouth and Mashpee are pursuing funding to permanently fix the dam/road issue, however, in the meantime, Steve and Donna assert that the pond is causing a health risk due to an influx of mosquitoes, compounded by a mold issue and odor issue due to rotting vegetation. While the towns are trying to fast track the issue, the reality is that obtaining funding, planning, design, right of way takings, advertising, award and construction would likely take years for restoration. Therefore, they believe that the present condition needs to be addressed as soon as possible by installing a temporary fix to restore the water level to the pond. The town is taking the position that they are working toward a permanent fix in the future, but they believe that no immediate action is necessary. Steve and Donna encouraged as many residents of Seabrook Village to voice their concerns to the town as soon as possible and encouraged the Board to facilitate sharing information on the issue with SVA residents.

Ken has also spoken with several town officials on this issue, including Drew McManus of the Conservation Department, Ashley Fisher of the Conservation Department and Christine Wallender and received a similar response as the Gallaghers received. The Board may consider an email blast to SVA residents to share information and to encourage them to contact the town in support of a temporary fix until a permanent fix can be achieved.

Correspondence: Owner of 117 Surf Dr. reported seeing an ad on VRBO for weekly rentals in Seabrook Village. She requested clarification on the association rules on short term rentals. In the new covenants short term rentals are not allowed without specific approval by the Board. The new covenants have not been recorded yet by the State so they cannot legally be enforced. The Board is actively working with

the State through our attorney to get the new covenants recorded as soon as possible, but it has been a slow, involved process.

Committee Reports:

Financial: Sue reported that we are on target for everything. The Financial Report was approved.

Seabrook Village Association		
Balance Sheet		
As of April 30, 2021		
	Total	
ASSETS		
Current Assets		
Bank Accounts		
1001 Checking	18,586.65	
1002 Money Market	20,778.84	
10021 CC5 CD 1 33-1	21,983.16	
10023 Money Market - Tennis Court Fund	11,079.70	
Total Bank Accounts	\$ 72,428.35	
LIABILITIES AND EQUITY		
Liabilities		
Other Current Liabilities		
2002 Tennis Key Deposits Payable	0.00	
2003 Performance Deposits Payable	600.00	12 Leeshore
Total Other Current Liabilities	\$ 600.00	

Architectural Compliance Committee:

24 Barnacle: Porch Addition, Trim and Chimney Repairs

1/23/21: Application approved

4/20/21: Completed

152 Surf: New Construction, Nitrogen Easement

5/5/21: Nitrogen credit agreements registered with Barnstable County

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

5/6/21: Completed

5 Driftwood: Patio/Walkway installation

3/21/21: Application approved

195 Surf: Tree Removal

3/30/21: Application approved

4/15/21: Completed

67 Surf: Porch Addition

4/8/21: Approved

Streets and Common Grounds:

Ken reported that the tennis court keys have not been changed yet. Jim Corcoran is waiting for the temperature to warm up so that he can fill the cracks, etc. Jim reported that the shed needs a new roof and the trim needs repair. The Board will solicit three proposals for the repairs. Ken will facilitate this. One key was provided to the owner of 230 Red Brook for use of the basketball hoop until the locks are updated. Keys will be issued on a yearly basis from the date that the courts are opened until 1 year from that date. Bonnie agreed to collect the funds for court keys for the coming year until the street and common grounds position is filled.

Real Estate:

Property sales: 25 Leeshore sold for \$655,000.

Pending sale: 66 Surf Dr., asking price of \$440,000, is expected to close this week.

Old Business:

Covenant Update: The S petition was filed on 11/25/20. It was assigned to a title examiner on 2/10/21. The examiner has requested more detailed information and attorney Laura Moynahan has recently sent him the requested information.

New Business:

The Board will work on drafting a letter to the town and SVA residents concerning the pond issue.

Adjournment: 7:00 pm

Next Meeting: June 8th, 6 pm, 175 Surf Dr. (Bonnie) as the Chamber of Commerce meeting space is under construction and not available.