

Seabrook Village Association

Directors Meeting Minutes

May 21, 2024

Members Present: Chris Geatrakas, Carmen DiSanto, Astrid Brandt, Paul Van Gogh, Rolf Brandt, Lynne Barbee, Jeanette Vernon (remote)

Guests: Bill Krylowicz, Ken Klindt, Jud Phoenix Management Services

Meeting Start Time: 6:00 pm

Meeting Location: 149 Surf Drive

Open Session

Jud joined the meeting to share with the group what services and protection an HOA management service could offer to directors of homeowner associations.

Bill and Ken joined the open session to express their interest in helping form a subcommittee to review and suggest changes to the current bylaws and covenants. The directors thanked them for volunteering and approved the forming of the subcommittee. A letter will be sent to homeowners requesting suggestions or comments for changes to the bylaws and covenants.

Guests departed.

The meeting was called to order at 7:14 pm

President's Report

1. Attorney Update-expecting an invoice from Mr. Fitzsimmons for his work on our behalf with the Land Trust.
2. The newly formed subcommittee will submit their draft of the bylaws and covenants revisions to the HOA Board of Directors for review before sending to attorney Fitzsimmons.
3. The final version will be mailed to homeowners 30 days prior to the September Annual Meeting.

Clerk

1. Astrid will call realtor to have FOR SALE sign at 251 Surf Drive relocated to Redbrook Rd.

Finances

1. The HOA is in good financial standing.
2. Certificates of Deposit are generating about \$250 per month in interest.

3. An unbudgeted expense for tree removal will result in a small loss. Good news given the legal fees incurred.
4. Electricity expense increase is 50% compared to last year.

Facilities

1. Complaint received about amount of mulch in common areas not according to contract.
2. Rolf contacted the landscape company and mulch was added the same day.
3. Chris and Rolf will work with Jim on tennis court repairs.

New/Old Business

1. The next meeting will be on June 25, 2024, at 6:00 p.m. at the home of the Brandts, 11 Barnacle Lane

Meeting adjourned 8:00 p.m.

Submitted by,

Carmen DiSanto