

Seabrook Village Association  
Directors Meeting Minutes  
November 28, 2023

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

Guests: Mary Ann Brooks, Bob Savage

Meeting Start Time: 6:00 am

Meeting Location: 15 Barnacle Lane

#### Open Session

- Bob Savage brought his concerns about patio furniture remaining in place in the center island of Sextant Circle year round. The furniture was removed prior to the meeting.
  
- Mary Ann Brooks brought forth the idea of creating a network to socialize and/or help neighbors in need. She shared that we have people who live alone in our community and that it would be a nice way of getting to know our neighbors while occasionally lending a helping hand.
  
- Ms. Brooks and Mr. Savage were thanked for bringing these matters to the group. The Board supports both matters. Ms. Brooks and Mr. Savage departed.

The meeting was called to order at 6:00 pm

#### Attorney Update

- Attorney Laura Moynihan is retiring. She did not present a final invoice for services when one was requested and stated there would be no invoice forthcoming.
- Ms. Moynihan returned the escrow funds to the SVA HOA.
- Geatrakas and DiSanto met with Matthew Fitzsimmons and engaged him to represent the SVA HOA with the Land Trust to have the bylaws approved by the deadline of March 17, 2024 for an effective date of April 17, 2024.
- Mr. Fitzsimmons comes highly recommended and was optimistic that we can accomplish the task of having the bylaws approved.

#### Finances

- The HOA is in good financial standing.
- A portion of the operating funds will be invested in the purchase Certificates of Deposit.
- A portion of the tennis court fund will be invested in the purchase of Certificates of Deposit
- The board will begin interviewing for a new accounting firm for the presentation of the annual financial statements.
- Banking signatories need to be updated to add Geatrakas and Van Gogh as signatories.

#### Facilities

- Streets are plowed by the town.
- The HOA clears the mail kiosk parking lot.
- Street lights will be checked/monitored.
- The landscape contract will undergo review.
- A master list will be created to document who has access to the following
  - Keys
  - Mailbox
  - Shed

- Answering Service
- Safe Deposit Box
- Tennis Courts

New/Old Business

- No new or old business discussed
- The next meeting will be on January 23, 2024 6:00 p.m. in the home of the Brandts. 15 Barnacle Lane

Meeting adjourned 7:45 p.m.

Submitted by,

Carmen DiSanto