

**Seabrook Village Association
Board of Directors Meeting Notes – October 4, 2022**

Call to Order: 5:58 pm pm

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

Meeting Minutes: The August 2022 meeting notes and the September Annual Meeting notes were approved. They will be posted to the website shortly.

Public Forum: None

Correspondence:

- August 9, 2022 email re: 251 Surf Drive new roof application
- August 11, 2022 email re: 12 Leeshore Drive request for information on utilities
- August 12, 2022 email re: 12 Leeshore Drive request for alternative internet access and office space
- August 16, 2022 email re: 49 Surf Drive request clarification on Bi-Laws
- August 26, 2022 email re: Invoice from Landscape Architectures
- August 30, 2022 email re: 2023 Proposal from Landscape Architectures for landscaping services
- August 30, 2022 email: 33 Barnacle Lane application for room addition
- September 5, 2022 email re: 18 Tradewind Drive change of ownership
- September 6, 2022 email re: 247 Surf Drive request for copy of Annual Meeting minutes
- September 8, 2022 email re: 18 Sextant Circle payment of annual dues
- September 8, 2022 email re: 18 Tradewind Drive payment of annual dues
- September 9, 2022 email re: 20 Barnacle Lane hand delivery of proxy card
- September 12, 2022 email re: 12 Leeshore Drive question regarding fencing
- September 13, 2022 email re: 236 Surf Drive application for tree removal
- September 17, 2022 email re: 12 Leeshore Drive application for shed

Committee Reports:

Financial: We will be sending 17 bills today to members who are late paying the annual dues. A \$10 service charge will be assessed monthly until the balance is paid. It will be waived if members respond promptly with payment.

A CD is maturing on October 28th. We will explore options for renewal including a longer term CD or a money market.

Seabrook Village Association	
Balance Sheet	
As of September 30, 2022	
	Total
ASSETS	
Current Assets	
Bank Accounts	
1001 Checking	32,893.48
1002 Money Market	21,246.44
10021 CC5 CD 1 33-1	22,020.69
10023 Money Market - Tennis Court Fund	12,495.20
Total Bank Accounts	\$ 88,655.81
Tuesday, Oct 04, 2022 08:05:41 AM GMT-7 - Cash Basis	

A.C.C. –

4 Tradewind: Condition of property landscaping

7/23/22: Owner has provided copy of quote for improvements which will begin in August.

9/10/22: Landscaping project completed

251 Surf: Installation of new roof

8/10/22: Application approved

8/20/22: Completed

33 Barnacle: Room addition

8/30/22: Application approved

175 Surf: Painting trim & doors, replacing rotted wood with azek

9/12/22: Application approved

208 Surf: Tree removal and landscaping

9/12/22: Application approved

9/21/22: Completed

12 Leeshore: Modification to existing fence

9/12/22: Application approved

18 Driftwood: Installation of generator

9/12/22: Application approved

236 Surf: Tree removal

9/13/22: Application approved

9/25/22: Completed

25 Surf: Window replacement

9/16/22: Application approved

12 Leeshore: Installation of shed

9/17/22: Application approved

24 Tradewind: Tree removal

9/25/22: Application approved

25 Leeshore: Request to install clover as ground cover

9/25/22: Application tentatively approved – will start with test patch and evaluate

Streets & Common Grounds:

- - Wall mount mailbox to attach to the shed will run around \$50
 - Will purchase with OK from board and work with Jim on getting it mounted
 - Will contact Post Office. In years past they allowed SVA to use an outgoing mail box. Unclear how our access to the box would work.
- Cost of pickleball net for '23
 - Adjustment sleeve to use on current nets are less than \$80 via Amazon
 - Fully adjustable tennis/pickleball combo in ground net to replace one of the existing nets will be \$1100
 - With only 9 keys purchased this year the recommendation would be the \$80 option for '23. If there is a groundswell for a better solution next year we can look to upgrade.

Real Estate:

- Sold: 12 Leeshore sold on 8/1 for \$849,900. 103 Surf Dr sold on 9/1 for \$795,000.
- For sale: 106 Surf Dr. for \$589,900.

Old Business:

- **Covenant Update:** Received email on 9/21/22 from Laura Moynihan indicating she spoke personally with the Chief Examiner. The Land Court has hired more people to help move the work along.

New Business:

- Ken met with Attorney Paul Benatti to discuss a liability review regarding the impounded bog and new culvert. Mr. Benatti did a lot of preparation for the meeting and shared documents showing that the issue regarding the bog/pond has been in process for at least 10 years. He will

be preparing his assessment regarding liability and will share it with Ken. The initial view is that we do not have a liability concern.

Adjournment: 6:38 pm

Next Meeting: November 8, 2022, 6 pm, Chamber of Commerce Office