

Seabrook Village HOA
Board of Directors Meeting
October 23, 2023

MEETING MINUTES

In Attendance: Lynne Barbee, Astrid Brandt, Rolf Brandt, Carmen DiSanto, Chris Geatrakas, Paul Van Gogh, Jeanette Vernon (remotely)

Not present: Mark McGonagle

Location: 8 Sextant Circle, Mashpee, MA

Meeting called to order at 6:05 p.m.

OLD BUSINESS

- I. Lynne will monitor the town happenings/progress on the Red Brook Road situation. She will also monitor the email account and voicemail.
- II. Matt Fitzsimmons will now handle the legal issue of registering the bylaws with the Boston Land Court. A \$5,000 retainer was agreed with Fitzsimmons. Debbie Kirkland agreed to deliver a final payment of \$1,400 to Moynihan and retrieve the SVA files for delivery to Fitzsimmons by Astrid.
- III. Kudos and gratitude to Astrid for carrying the lion's share of obtaining 14 affidavits from individuals who attended the HOA meeting approving the bylaws in 2003. Astrid will deliver the affidavits to Fitzsimmons by 1st week of November latest.

COMMITTEE REPORTS

- I. Architectural Review Committee-Jeanette Vernon
 - a. Mark McGonagle has agreed to join this committee.
 - b. Jeanette will contact Mike Feeney, who has been helpful, to ask if he will consider serving on the committee.
 - c. A request was approved for solar panel installation at 24 Tradewind Dr.
 - d. A request to replace the exterior siding at 251 Surf Drive was approved.
- II. Clerk-Astrid Brandt
 - a. Astrid will be issued a mailbox key.
 - b. Astrid will collect the mailbox and safety deposit box keys from Sue Regan to give to Debbie Kirkland.
 - c. The president/vice-president will hold a second safety deposit box key.
 - d. A thank you note will be sent to Sue Regan for her help in obtaining the affidavits.
 - e. The State's annual filing is complete for 2023.
 - f. Carmen will contact David Sherry about adding current meeting minutes to the website.
- III. Committee on Streets and Common Grounds-Rolf Brandt
 - a. 3 property inspections were conducted.
 - b. Cleanup of wood dumped in a ravine will be organized as requested by 165 Surf Dr.
 - c. A request by the homeowner at 24 Tradewind to remove a tree for solar panel installation was approved.

- d. A request by the homeowner at 55 Surf Dr. to remove trees near his septic field was approved.
- e. There is a light post that is out of order. Is it worth exploring solar-powered light posts?

IV. Finance Committee-Paul Van Gogh

- a. Workers' compensation insurance is renewed at a slightly lower rate.
- b. The FY2024 budget did not consider the exceptional situation with the Land Court and the dire need for strong legal support. The proposal is to use the Board's discretion to go over budget by max \$5,000. This is approved.
- c. Approximately 20 households have not paid their HOA dues as of Oct. 1, 2023.
- d. Early October the interest rates on the money market accounts have been increased from 0.02% to 1.25%. Some of the funds in the checking account that we do not need to use for the next few months were transferred in a 4 months Certificate of Deposit.
- e. A motion was passed to transfer the funds set aside for the tennis court maintenance into a second 4-month Certificate of Deposit.
- f. Check signatories will be updated with CC5 Bank.
 - i. Chris Geatrakas
 - ii. Paul Van Gogh
 - iii. Debbie Kirkland
- g. Debbie Kirkland will be the holder/user of the credit card.
- h. All approved the purchase of a gift card for Debbie Kirkland's services.
- i. Paul will research other accounting firms for price comparison for the annual preparation of financial statements.

V. The next meeting is on Tuesday, November 28, 2023 at the home of Rolf and Astrid Brandt, Barnacle Lane.

Agenda Items:

- o Old/New Business
- o Organization Chart
- o Legal Update
- o Contract/Vendor List
- o Invite Guests: Debbie, Nigel, Jim, David

Meeting adjourned 7:30 p.m.

Submitted by:
Carmen DiSanto