

**SEABROOK VILLAGE ASSOCIATION, INC.**  
**203 Surf Drive**  
**Mashpee, MA.02649**  
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Website: [www.seabrookvillageassociation.com](http://www.seabrookvillageassociation.com).  
Phone: 508-534-5525

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## **NOTICE OF THE FY2025 ANNUAL MEMBERSHIP MEETING**

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**Date: Saturday September 13, 2025**

**Time: 10:30 a.m.- 12:30 p.m.**

**Location: Mashpee Public Library, 64 Steeple Street, Mashpee MA**

Pursuant to Article V, paragraph 3 of the By-Laws of Seabrook Village Association, Inc., you are hereby notified of the Annual Meeting of the Association, (the membership). This year's meeting will be held on **Saturday, September 13, 2025, 10:30a.m. at The Mashpee Public Library**. It is anticipated that the meeting will conclude in approximately two (2) hours. The purpose of the meeting will be to elect Directors, and to transact such other business as may properly be presented at the meeting.

**Members are encouraged to serve on the Board of Directors of the Association. The By-Laws require a minimum of 5 and a maximum of 9 Board members.** Directors are charged with the responsibility of managing the affairs of the Association in accordance with its Declaration of Covenants and By-Laws (available on the website). They meet frequently and carry out their assigned tasks as outlined in the Covenants and By-Laws of the Association. The Association welcomes the election of new members to the Board of Directors. **If you or someone you know would like to serve on the Board of Directors for the coming year, please email it to the Clerk, at [seabrookvillageassoc@gmail.com](mailto:seabrookvillageassoc@gmail.com), or call 508-534-5525.** A member of the Board will follow up on your nomination to determine if the individual is eligible under the terms of the Covenants and By-Laws, and to be assured that if so nominated and elected, the individual will serve.

**In the event you are unable to attend the meeting and you wish to vote on the election of Board of Directors or other issues on the agenda, you may do so by filling out the proxy form, which is included in this packet.** You may give your vote to the Board of Directors, or to any member in good standing. In addition, Board of Director proxies may be mailed in advance of the Annual Meeting, to the address above. A member on behalf of eligible members may bring proxy forms to the meeting. The form must be presented to the Clerk prior to the commencement of the Annual Meeting.

Finally, a friendly reminder in accordance with the Covenants and By-Laws of the Association: For a member to be eligible to vote at the Annual meeting, their annual assessments and any other monies owed to SVA must be paid in full by the date of the meeting. However, those in arrears are not excluded from attending the meeting.

Respectfully Yours,  
Bianca Brummerloh, Clerk

**Seabrook Village Association  
Nominations for the Board of Directors  
Fiscal Year 2025–2026**

The Nominating Committee presents the following slate of candidates for election to the Seabrook Village Association Board of Directors:

- Chris Geatrakas
- Rolf Brandt
- Bianca Brummerloh
- John Collins
- Jeanette Vernon
- Carmen DiSanto
- Karen Feeney
- Barbara Allen

This slate will be presented for approval at the Annual Meeting on **Saturday, September 13, 2025.**



August 6, 2025

Dear Homeowners,

We, the volunteer Board of Directors of the Seabrook Village Association (SVA) wish to welcome all new property owners to our wonderful community. To those newcomers who have arrived since our last Annual Meeting in September 2024, we believe you will find living here to be a wonderful experience. Our well-established Homeowners Association community offers benefits not universally offered in other areas of Cape Cod and Mashpee. To maintain the high Community standards of Seabrook Village and to help protect our property values, as set forth by Covenants and Bylaws of the Seabrook Village Association, our group of volunteer Board members, both past and present, have invested significant time and efforts from their daily lives for our collective benefit.

As President of the Seabrook Village Association, I am proud to be part of the present Board of Directors and wish to recognize each member and thank them collectively and individually for their service.

- ☐ Lynne Barbee, Vice-President
- ☐ Bianca Brummerloh, Clerk
- ☐ Carmen DiSanto, Treasurer
- ☐ Jeanette Vernon, Architectural Compliance Committee
- ☐ Rolf Brandt, Streets and Grounds Committee
- ☐ John Collins, Architectural Compliance Committee

Each year presents unique challenges for our community and your Board of Directors to tackle. Since our present Board of Directors was established, the main goal has been to renew SVA Covenants and Bylaws as we continue the hard work and efforts of the previous Board. The Seabrook Village Association intent to renew the Covenants and Bylaws has been challenged in action to the Land Court by a property owner who questions the legality of and the process to renew; this is well within his right; we welcome and defend all property owners' rights to voice and express their opinions. The volunteer Directors are not lawyers, nor do we represent ourselves as such. We wish only to properly and legally offer the opportunity to re-establish Covenants and Bylaws for the Community, as laws allow and if you, the property owners, wish Covenants and Bylaws to continue.

To that end, at this year's Annual Meeting scheduled for Saturday, September 13, 2025 at the Mashpee Public Library between 10:30 AM to 12:30 PM, we have invited our SVA attorney to attend, to discuss our situation with you, and to answer any questions and concerns you may have. We are limited to a two (2) hour block of time, therefore I ask that any questions you have for our Board of Directors and our attorney be sent by Email to our SVA address by September 8, 2025. Your questions will be presented to our attorney to review and as many questions as possible will be answered at the Annual meeting. A general question/answer session will be presented as time allows.

Our email address is [Seabrookvillageassoc@gmail.com](mailto:Seabrookvillageassoc@gmail.com)

This is a very important meeting and ask that you consider setting aside the time to attend. This will be a great opportunity to meet the volunteers on your Board of Directors. We will accommodate as many attendees as the library occupancy rules allow...hope to see you there....

Sincerely,

Chris Geatrakas,  
Seabrook Village Association President

203 Surf Drive, Mashpee, MA. 02649. 508-534-5525  
([Seabrookvillageassoc@gmail.com](mailto:Seabrookvillageassoc@gmail.com))



## **ANNUAL MEETING**

Date: Saturday, September 13, 2025

Time: 10:30 a.m.-12:30 p.m.

Location: Mashpee Public Library, 64 Steeple Street, Mashpee Commons

## **AGENDA**

1. Call to Order
2. Certification of Quorum & Reading of 2024 Minutes
  - a. Article V, Section 6: Clerk's tally for a quorum
  - b. Article V, Section 5: Verify 30-day notice of meeting
  - c. Waive reading, motion to accept, vote by acclamation bring a couple of copies to the meeting
3. Officers' Reports
  - a. President
  - b. Treasurer
4. Committee Reports
  - a. Architectural Compliance Committee
  - b. Streets and Common Grounds
5. New/Old Business
  - a. Association Covenants and By-laws
  - b. Issues from the Floor
6. Appointment of Tellers
7. Call for Nomination and Election of Directors
  - a. Barbara Allen
  - b. Rolf Brandt
  - c. Bianca Brummerloh
  - d. John Collins
  - e. Carmen DiSanto
  - f. Karen Feeney
  - g. Chris Geatrakas
  - h. Jeanette Vernon
8. Adjournment