

# SEABROOK VILLAGE HOMEOWNERS ASSOCIATION

*Mashpee, Massachusetts*

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August 1, 2026

Dear Neighbors,

As my term as President of the Seabrook Village Homeowners Association comes to a close, I wanted to take a moment to say thank you — and to share a few thoughts before I step aside.

It has been an honor to serve this community for the past three years. When our board took office, we inherited Bylaws and Covenants that had lapsed, and much of our term has been spent working to correct that: drafting renewed governing documents, coordinating with counsel, and preparing our petition to the Massachusetts Land Court. I'm proud of the work we've done, even though it hasn't always been visible from the outside.

## Where Things Stand

Our initial petition for renewal was rejected because only one property in the Association — our common land, the tennis court, and the mailbox kiosk — was properly registered. To move forward, we need homeowners to sign on in support of the renewed Bylaws and Covenants. Without enough owners on record, we cannot complete the renewal, and Seabrook Village would be left without enforceable governing documents at all.

That is the single most important thing I can ask of you as I leave this role: please sign on to accept the new, streamlined Bylaws and Covenants when asked. It costs you little, but it matters enormously to the future of our neighborhood.

## You're Invited: Annual Meeting

We invite all homeowners to attend the Seabrook Village Association Annual Meeting, 10:00 AM to Noon on September 12, 2026. Among other business, we will discuss the transfer of the wetlands owned by our Seabrook Village community, which adjoin Seabrook Village. Local representatives from the Town of Mashpee will be in attendance to discuss the transfer and answer any questions you may have. Your attendance and your voice are both welcome.

## Why This Matters

I know HOAs aren't everyone's favorite topic, and it's fair to ask whether we really need one. Having spent three years close to the details, I can tell you the answer is yes — and here's why:

- **Property values.** Homes in communities with active, well-run associations consistently hold and appreciate in value better than those without any governing structure. Buyers and appraisers view enforceable standards as a sign of a stable, well-managed neighborhood.
- **Consistent property conditions.** Covenants are what keep one neighbor's overgrown lawn, unpermitted structure, or derelict vehicle from affecting everyone else's home and quality of life. Without them, there's no shared standard — and no way to ask a neighbor to fix a problem that affects the whole street.
- **Protection and maintenance of common areas.** Our tennis court, common land, and mailbox kiosk all depend on the Association for upkeep, insurance, and liability protection. Without valid governing documents, there is real question as to who is legally responsible for these shared assets — and who pays when something goes wrong.

- **Insurance costs and coverage.** A properly constituted Association can carry master liability and property insurance on our common areas, often at better rates than individual owners could secure on their own. Without valid Bylaws, our current coverage — and our ability to renew or claim against it — is at risk, potentially leaving individual homeowners personally exposed for incidents on the tennis court or common land.
- **Resale and disclosure requirements.** Massachusetts law and standard purchase-and-sale practice require sellers to disclose HOA status, dues, and governing documents to prospective buyers. A lapsed or unenforceable set of Covenants can complicate closings, raise questions from buyers' attorneys and lenders, and in some cases affect a buyer's financing or title insurance. Valid, recorded Bylaws make every resale in Seabrook Village smoother and more marketable.
- **A structure for resolving disputes.** Bylaws give us a fair, established process for handling disagreements between neighbors, rather than leaving people to work it out informally or, worse, through litigation.
- **A voice in your own community.** An HOA, imperfect as it is, means decisions about our shared spaces and standards are made by residents, through a transparent process — not left to chance, or to whoever happens to complain loudest.

Without valid Bylaws and Covenants, Seabrook Village would have none of this: no enforceable standards, no clear authority or insurance coverage over the common areas, and no protection for homeowners when it comes time to sell. That's not a risk I'd want for a community I've come to care about.

### **Get Involved: Board & Committees**

None of this happens without volunteers. As my term ends, we have openings on the Board, and we are always looking for neighbors willing to serve on special project committees — from the Land Court renewal to common area maintenance and beyond. You don't need prior experience, just a willingness to pitch in. If you're interested in running for the Board or joining a committee, please reach out to any current Board member or plan to raise your hand at the Annual Meeting on September 12th. Seabrook Village runs on the time our neighbors are willing to give it.

### **Thank You**

Serving as your President has been a privilege. Thank you to everyone who attended meetings, volunteered time, served on committees, or simply took a moment to ask how things were going. Thank you especially to my fellow board members, who did far more of this work than any homeowner ever sees.

I'll be watching with pride as the renewal moves forward, and I hope you'll each play your part in getting us there. Seabrook Village is worth protecting.

With gratitude and best wishes,

**Chris Geatrakas**

President, Seabrook Village Homeowners Association  
2023–2026

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

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## **NOTICE OF THE FY2026 ANNUAL MEMBERSHIP MEETING**

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**Date: Saturday September 12, 2026**

**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 12, 2026, 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.

We have an immense amount of important information to cover during this year's meeting. To make the best use of our time together at the library, all committee reports and the budget will be emailed to the email address on file and will be posted on our website for members to review before the meeting. We will also have a limited number of printed copies available at the meeting. If you did not receive an email copy and would like one sent, please email me at [Seabrookvillageassoc@gmail.com](mailto:Seabrookvillageassoc@gmail.com).

We will also have a notary available along with the necessary forms to sign the assent to registration of the Covenants and Bylaws. Please be sure to bring your ID if you would like to sign during the meeting.

At the conclusion of the meeting, we will provide time to answer any questions regarding the committee reports as needed. Thank you for reviewing the materials in advance and helping us make the meeting as productive as possible.

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 2026–2027**

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

- Barbara Allen
- Bianca Brummerloh
- Rolf Brandt
- John Collins
- Karen Feeney
- Chris Geatrakas
- Bill Krylowicz
- Jeanette Vernon

This slate will be presented for approval at the Annual Meeting on **Saturday, September 12, 2026.**



## **ANNUAL MEETING**

Date: Saturday, September 12, 2026

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 2025 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. Update on the reinstatement of Association and 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. Bianca Brummerloh
  - c. Rolf Brandt
  - d. John Collins
  - e. Karen Feeney
  - f. Bill Krylowicz
  - g. Jeanette Vernon
8. Adjournment

| SEABROOK VILLAGE ASSOCIATION |      |             |             |  |             |             | Estimated   | Proposed    |             |
|------------------------------|------|-------------|-------------|--|-------------|-------------|-------------|-------------|-------------|
| ACCOUNTS                     |      | Budget      | Actual      |  | Budget      | Actual      |             | Budget      |             |
|                              |      | FY 24       | FY 24       |  | FY 25       | FY 25       |             | FY 26       | FY 27       |
| INCOME                       |      |             |             |  |             |             |             |             |             |
| Assoc. Dues                  | 4001 | \$30,640.00 | \$30,640.00 |  | \$30,640.00 | \$30,380.00 | \$35,220.00 | \$34,070.00 | \$35,220.00 |
| Fees & Permits               | 4002 |             | \$600.00    |  |             | \$300.00    |             | \$200.00    | \$200.00    |
| Late Fees                    | 4003 | \$120.00    | \$193.00    |  | \$120.00    | \$183.00    |             | \$57.50     |             |
| Interest&Dividends           | 4004 | \$200.00    | \$3,147.11  |  | \$2,500.00  | \$2,628.70  | \$2,500.00  | \$2,519.10  | \$2,500.00  |
| Misc. Income                 | 4005 |             |             |  |             |             |             |             |             |
| Tennis Ct. Fees              | 4006 | \$300.00    |             |  | \$200.00    |             | \$300.00    | \$0.00      |             |
| Money Market                 | 1002 |             |             |  |             |             |             |             |             |
| Total Income                 |      | \$31,260.00 | \$34,580.11 |  | \$33,460.00 | \$33,491.70 | \$38,020.00 | \$36,846.60 | \$37,920.00 |
|                              |      |             |             |  |             |             |             |             |             |
|                              |      |             |             |  |             |             |             |             |             |
| EXPENSES                     |      |             |             |  |             |             |             |             |             |
| Accounting Fees              | 5101 | \$2,845.00  | \$2,689.85  |  | \$3,063.00  | \$2,816.28  | \$2,500.00  | \$2,016.28  | \$2,500.00  |
| Contract Labor               | 5102 | \$800.00    | \$700.00    |  | \$800.00    | \$800.00    | \$800.00    | \$800.00    | \$800.00    |
| Electricity                  | 5103 | \$3,000.00  | \$3,802.16  |  | \$4,150.00  | \$3,737.36  | \$3,600.00  | \$3,747.73  | \$3,800.00  |
| Fees & Permits               | 5104 | \$175.00    | \$0.00      |  | \$175.00    | \$0.00      | \$50.00     | \$0.00      | \$50.00     |
| Legal Fees                   | 5105 | \$1,900.00  | \$8,712.50  |  | \$3,750.00  | \$1,218.75  | \$3,000.00  | \$0.00      | \$3,000.00  |
| Office Supplies              | 5106 | \$250.00    | \$49.89     |  | \$240.00    | \$49.14     | \$75.00     | \$75.00     | \$75.00     |
| Postage                      | 5107 | \$500.00    | \$256.66    |  | \$415.00    | \$338.44    | \$242.00    | \$250.00    | \$242.00    |
| Printing                     | 5108 | \$300.00    | \$34.00     |  | \$275.00    | \$6.38      | \$100.00    | \$100.00    | \$100.00    |
| Safe Deposit Box             | 5109 | \$90.00     | \$90.00     |  | \$90.00     | \$90.00     | \$90.00     | \$90.00     | \$90.00     |
| Telephone                    | 5110 | \$200.00    | \$361.90    |  | \$168.00    | \$152.16    | \$165.00    | \$152.16    | \$155.00    |
| Admin Costs/Late Fee         | 5111 | \$25.00     | \$17.12     |  | \$24.00     | \$0.00      | \$24.00     | \$0.00      | \$24.00     |
| Web Site                     | 5112 | \$250.00    | \$251.78    |  | \$275.00    | \$335.28    | \$350.00    | \$335.30    | \$350.00    |
| Restatement Costs            | 5113 |             |             |  |             |             |             |             |             |
| Total                        |      | \$10,335.00 | \$16,965.86 |  | \$13,425.00 | \$9,543.79  | \$10,996.00 | \$7,566.47  | \$11,186.00 |
|                              |      |             |             |  |             |             |             |             |             |
| ANNUAL MEETING               | 5200 | \$100.00    | \$0.00      |  | \$100.00    | \$75.17     | \$150.00    | \$150.00    | \$150.00    |
|                              |      |             |             |  |             |             |             |             |             |
| INSURANCE                    |      |             |             |  |             |             |             |             |             |
| Commercial Insurance         | 5601 | \$1,120.00  | \$1,015.00  |  | \$1,120.00  | \$5,069.48  | \$2,818.00  | \$4,969.48  | \$2,818.00  |
| Dir./Officers Ins.           | 5602 | \$1,500.00  | \$1,434.00  |  | \$1,500.00  | \$0.00      | \$1,600.00  | \$0.00      | \$1,600.00  |
| Workman's Comp.              | 5603 | \$310.00    | \$258.00    |  | \$310.00    | \$257.00    | \$300.00    | \$236.00    | \$300.00    |
| Property Damage              | 5604 | \$760.00    | \$633.36    |  | \$760.00    | \$0.00      | \$900.00    | \$0.00      | \$900.00    |
| Total                        |      | \$3,690.00  | \$3,340.36  |  | \$3,690.00  | \$5,326.48  | \$5,618.00  | \$5,205.48  | \$5,618.00  |
| MAINTENANCE                  |      |             |             |  |             |             |             |             |             |
| Landscaping                  | 5701 | \$13,530.00 | \$10,550.00 |  | \$13,530.00 | \$12,356.64 | \$13,289.00 | \$18,397.26 | \$13,687.67 |
| Supplies                     | 5702 | \$250.00    | \$75.00     |  | \$250.00    | \$263.00    | \$275.00    | \$156.73    | \$275.00    |
| Snow Re./Sanding             | 5704 | \$1,200.00  | \$265.00    |  | \$1,200.00  | \$1,155.00  | \$1,200.00  | \$455.00    | \$1,200.00  |
| Tennis Ct. Main.             | 5705 | \$500.00    | \$115.08    |  | \$500.00    | \$500.00    | \$500.00    | \$1,450.00  | \$500.00    |
| Structures                   | 5706 | \$500.00    | \$0.00      |  | \$500.00    | \$0.00      | \$500.00    | \$0.00      | \$500.00    |
| Capital Fund - TC Mnt        | 5708 | \$500.00    | \$500.00    |  | \$500.00    | \$500.00    | \$500.00    | \$500.00    | \$500.00    |
| Other Maintenance            | 5703 |             |             |  |             |             |             | \$1,000.00  |             |
| Total                        |      | \$16,480.00 | \$11,505.08 |  | \$16,480.00 | \$14,774.64 | \$16,264.00 | \$21,958.99 | \$16,662.67 |
|                              |      |             |             |  |             |             |             |             |             |
|                              |      |             |             |  |             |             |             |             |             |
| TAXES                        |      |             |             |  |             |             |             |             |             |
| Federal                      | 5901 | \$450.00    | \$0.00      |  | \$450.00    | \$0.00      | \$0.00      | \$759.00    | \$0.00      |
| State                        | 5902 | \$100.00    | \$0.00      |  | \$100.00    | \$0.00      | \$0.00      | \$131.00    | \$0.00      |
| Local                        | 5903 | \$2,000.00  | \$1,676.03  |  | \$2,000.00  | \$1,871.17  | \$1,900.00  | \$1,917.72  | \$1,900.00  |
| Total                        |      | \$2,550.00  | \$1,676.03  |  | \$2,550.00  | \$1,871.17  | \$1,900.00  | \$2,807.72  | \$1,900.00  |
|                              |      |             |             |  |             |             |             |             |             |
|                              |      |             |             |  |             |             |             |             |             |
| Total Expenses               |      | \$33,155.00 | \$33,487.33 |  | \$36,245.00 | \$31,591.25 | \$34,928.00 | \$37,688.66 | \$35,516.67 |
|                              |      |             |             |  |             |             |             |             |             |
|                              |      |             |             |  |             |             |             |             |             |
| Surplus/Deficit              |      | -\$1,895.00 | \$1,092.78  |  | -\$2,785.00 | \$1,900.45  | \$3,092.00  | -\$842.06   | \$2,403.33  |
|                              |      |             |             |  |             |             |             |             |             |
|                              |      |             |             |  |             |             |             |             |             |

## SEABROOK VILLAGE ASSOCIATION

### Streets and Common Grounds Committee Report Fiscal Year 2025–2026 (September–September)

Dear Seabrook Village Residents, Sun, Aug 2, 2026 at 9:07 PM As another fiscal year comes to a close, I would like to provide an update on the activities and accomplishments of the Streets and Common Grounds Committee over the past year. One of our primary goals has been improving safety throughout the community. We continued working with the Town of Mashpee to improve visibility at the intersection of Surf Drive and Red Brook Road on the east side of the community. The Town cut back weeds, brush, and tree branches that had obstructed the sightline for motorists entering and exiting the intersection. We are also hopeful that the Town will install a warning sign alerting drivers traveling on Red Brook Road to the side road ahead, helping to improve safety for both residents and visitors. During the fall season, volunteers once again decorated both entrances to Red Brook Road and the mail kiosk area with pumpkins, hay bales, and chrysanthemums. Their efforts created a welcoming seasonal display that many residents enjoyed. Volunteers also donated their time to plant and water the chrysanthemums throughout the season, helping to keep the entrances looking attractive. As the holidays approached, volunteers again stepped forward to decorating the entrances and mail kiosk area with Christmas decorations, adding festive spirit to the neighborhood. Their continued dedication and willingness to help make a noticeable difference in maintaining the beauty of our community. Another welcome addition this year was the installation of the Little Free Library at the mail kiosk area. It has received a great deal of use and has become a popular gathering point where neighbors can share and enjoy books. This past winter presented several significant challenges. We experienced more snow removal operations than in previous years, resulting in substantially higher snow removal expenses. In addition, one major snowstorm caused considerable damage to trees throughout the common areas. The committee contacted several tree service companies and obtained estimates for cleanup and hazardous tree removal. We were prepared to award a contract totaling approximately \$5,000 when the Town of Mashpee assisted by removing much of the storm damage. For the hazardous trees and limbs that remained, we hired a tree service company to complete the necessary pruning and removals to ensure the safety of our residents. The committee also faced challenges with our landscape contractor. After providing excellent service during the previous two years, the contractor experienced significant labor shortages this season and was unable to provide the level of maintenance expected by the Association. As a result, the committee will be soliciting proposals from other landscaping companies for the coming year. If any residents have had positive experiences with landscaping contractors they would recommend, we would appreciate receiving their suggestions. I

would like to sincerely thank all of the volunteers who donated their time and effort throughout the year. Your willingness to help beautify and maintain our community is greatly appreciated. I also thank the Board of Directors, the Town of Mashpee, and all residents for their continued support and cooperation.

Respectfully submitted,

Rolf Brandt

Chairperson Seabrook Village Association Streets and Common Grounds Committee

## Architectural Compliance Committee -

Year to Date - In 2026 - we have received and approved 12 ACC Requests for changes to our properties and sites. These changes range from exterior painting, new driveways, new roof, new decks, new sheds, landscaping, new windows, etc.

Seabrook Village Association Members are reminded that changes to our Homes exterior structure or site are subject to the "Covenants and By-Law's" of the Seabrook Village Association (ACC Guidelines are on the SVA website). The Covenants are not overly restrictive and are there to maintain the appearance and desirability of our community.

ACC - Jeanette Vernon and John Collins