

Seabrook Village Association Annual Meeting Minutes

September 8, 2018 Mashpee Public Library

Call to Order: 10:11 am. **Board members present** – Penny Feeney, Matt Hagan, Debbie Kirkland, Ken Klint, Bill Krylowicz, Dave Rodriquenz, Bob Savage.

- **Certification of quorum:** attained with meeting attendance at 23 residences were represented plus 45 residences via proxy cards.
- **Verification of 30-day notice of meeting:** attained
- **Reading of the 2017 Annual Meeting Minutes:** waived
- **Motion to accept 2017 Meeting Minutes:** approved

President's Report:

Dave thanked the 20 residents who kindly assisted the Board through out his term and praised the current Board members for their diligent work in completing a successful Landscaping project for all entrances, kiosk and cul-de-sacs and for the hours of detailed work spent in revising sections of the 2006 Covenants and By-Laws. In addition, our residents can access ACC guidelines, read the monthly meeting minutes, and Board communications on our web site as well as at the kiosk bulletin board.

Treasurer's Report:

Treasurer's report was received and approved unanimously.

Bank Accounts – August 31, 2018

1001 Checking	11,243.07
1002 Money Market	5,306.60
10021 CC5 CD1 33-1	21,158.38
10022 CC5 CD2 29-1	10,066.50
10023 Money Market – Tennis Court Fund	<u>8,866.21</u>
Total Bank Account	\$56,640.96

In December 2017, CD2 29-1 (\$20,871.27) was up for renewal. \$10,871.27 was moved to 1002 Money Market and the balance of the CD (\$10,000) was renewed at a rate of 1% for 13 months.

In July 2018, CD1 33-1 (\$21,125.54) was up for renewal. This CD was renewed at a rate of 1.9% for 11 months.

Summary of FY 18

Income	\$58,291.54
Less Expenses	<u>- \$45,655.36</u>
Surplus	\$12,636.18 (to be transferred from 1001 Checking account to 1002 Money Market account)

Landscape Improvements 2018 – Through August 31, we have spent \$29,752.40

A copy of the August 31, 2017 SVA Financial Statements, reviewed by Fitzgerald, McGrath & Associates, LLC, can be found on the SVA website (www.seabrookvillageassociation.com).

Presentation of FY 2019 Budget:

Proposed FY 19 Budget: The budget, as presented by Debbie Kirkland, was unanimously approved by acclamation)

Committee Reports:

ACC Report:

Members notifying the Board of changes to their property were commended for their compliance to the By-Laws. 20 requests made /approved/no denials: Sheds – 2, Decks – 2, Landscape changes – 2, Fences -2, Tree removal – 6, Exterior paint color changes -2 and no color changes -2-, Exterior alterations (door, window trim) – 2, Solar panels -2.

Real Estate Market: Median List Prices of Homes in Mashpee per realtor.com was \$459K. Seabrook Village home sales excluding new construction averaged \$389K. The average number of days excluding new construction from listing to being sold was 89 days. 1 new home built.

Homes on Market as of 9/8/18: 7 Sandy Way, 2 Leeshore Dr., 29 Barnacle Lane.

Lots on the market as of 9/8/18: 169 Surf Drive (by owner), 5 Driftwood Way, Lot prices range from \$189K to \$219K.

Properties Sold 9/10/17 to 9/8/18 – 87 Surf Drive, 149 Surf Drive, 170 Surf Drive, 4 Tradewinds Drive, 27 Tradewinds Drive.

Respectfully submitted 9/8/2018 by Kenneth D. Klint, ACC, SVA.

INTERMISSION

Streets & Common Grounds Report:

The Landscape Improvement project, totaling \$33,980.40, is still under the plant/tree watering section of the contract. Final accounting of the project came in under budget by \$6,000.00.

Submitted by Bob Savage

Our gratitude and thanks to Bob Savage and an extended thank you to the Landscape Committee. Members in attendance at the meeting showed enthusiastic approval of the new landscaping upgrades.

Election of Directors: The Board of Directors for FY19:

No residents in attendance at the meeting added their name to the proposed Board of Directors list. Motion to accept FY2019 the BOD slate of officers: Lynne Barbee, Matt Hagan, Debbie Kirkland, Ray Levendusky, Nick Perris was unanimously passed by show of 23 (3x5 Card) and 45 (proxy votes).

Covenants & By-Law Revision: Covenants Revisions (penalty assessments), Land Use Restrictions, 4 By-Law Revisions

Bill Krylowicz informed the members that the first step in the revision process was the time consuming process of re-formatting the 2006 Covenants & By-Law document from type set to Microsoft Word.

Most important addition to the proposed Land Use Restrictions was guidelines for rental of properties in SVA. One resident, using airbnb, created multiple problems such as, noise, late night parties, unacceptable behaviors, potential for flooding their septic system, and multiple cars parking on our streets overnight. The Board of Directors wishes to express their appreciation to all our residents who rent their property from time to time but uphold the Covenants and By-Laws of the Assoc. and work cooperatively whenever situations occurred that required Board attention.

In addition; Parking restrictions under the Land Use section now allow 12' trailers and 3/4 ton trucks to be parked on a residents property. The new Penalty Assessments sections state: "applicable penalty(ies) fees and guidelines will be set new board..... all current penalty fee costs remain in place.

There was no discussion from the members in attendance. Clerk verified 45 proxy votes(42-YES and 3-NO). **A motion to accept the Covenant and By-Law revisions was passed by show of 23 - 3x5 cards from attendees and 42-Yes proxy votes.** The approved Revised Covenants & By-Law sections will have one more legal review, a Board vote, approval from the Barnstable Co. Register of Deeds (Land Court) and then posted on the SVA Web site. Exception: new sections containing fee structures is pending new BOD approval and will be brought back to the membership September 2019.

Issue from the Floor:

Issue of speeding by drivers of: school buses, Ups and Fed Ex vehicles and trash trucks were discussed. Members in attendance asked the new Board to contact the school and send letters to offending companies unable to respect our speed limit. A lower speed limit is now under consideration.

Overgrown bushes and tree branches are restricting the view as our residents leave SVA and turn onto Redbrook Road. Streets and Common Grounds will implement a plan to trim back the over growth.

It would not be an Annual Meeting if we did not have sincere pleas from members regarding dog owners who refuse to pick up after their dog and/or actually pick up and then toss the plastic bag into the bushes. Cell phone photos of transgressions of dog and dog walkers are encouraged and can be used to assist Town of Mashpee and SVA in assessing fines.

Meeting Adjourned: unanimously approved at 11:15 am.

Thanks to Rosemary Rodrequenz for food and drinks!

Respectfully submitted: Penny Feeney, Clerk