

Seabrook Island Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
June 12, 2017

The Board of Directors of Seabrook Island Homeowners Association held its regular meeting on Monday, April 24, 2017 at Seabrook United Methodist Church on Lakeside Drive.

Board members present: Greg Businelle - President, Scott Reynolds - Vice President, Charles Canning - Treasurer, David Clement - Secretary and Gregg Mostello - At-Large **Others present:** Association Manager Kathy Dooley

Residents present: Linda Canning, Mike and Karen Williams

A quorum was verified and the meeting called to order at 6:30pm.

Homeowner Input:

- 1) Swim Club - Mike and Karen Williams ask the Board to reduce the monthly fee or waive altogether for using the pool in off hours. The Board denied their request at this time.
- 2) The minutes from April were updated and accepted and seconded by the Board.
- 3) **Business:**

Financial report:

Balance Sheet

Cash \$414K

Operating Fund \$247K

- Offset by A/P & deferred assessments of \$168K

Replacement Funds \$167K

A/R (HOA Fees Outstanding) - \$35K

\$17K is reserved.

9% of homeowners are delinquent (down from 11% at the end of April)

Pool Loan Stands at \$74K

Income Statement

Revenue

We're running \$8K ahead of budget due to late fee billing although to date we've only collected - @ 50%

Expenses

Service Contracts - \$1K favorable however we budgeted Straight Line & will catch-up by year-end

- New Landscaping contract has kicked-in, overall expense will be unfavorable by year-end
- Pool Contract we pay seasonally

Improvements

- Need to add a new line to reflect the costs of, Boat Ramp improvements
 - Boat Ramp sidewalk - \$1,800
 - Fence, paint, reflectors, lock, sign - \$718

Repairs & Maintenance

- Power-wash Pool Deck & parking lot - \$812
- Pool Tags - \$371

Utilities (Electric, Water, & Telephone)

- Water is in line however, we've come across a break & have an upcoming repair of - \$2,200

Administration

- Will fall into line as the year progresses.

- 4) Approximately, 32 keys have been registered for the boat ramp gate.
- 5) The Board ratified the email votes and approved the repair the neighborhood sprinkler system for \$2,319.34.
- 6) The landscape company hasn't mowed the north side of the boat ramp area and not fulfilled contract obligations of flowers in the esplanades. The Board is on hold with their new proposals for replacing plants.
- 7) Island gate was hit by lightning and all data has been lost in the system. The gate company is working on a solution to repair by the end of June. MJ Solutions has been approved to repaint the gate.
- 8) Special events: Scott Reynolds is looking in to Movie Night in the Park or at the pool in July. \$200 has been allocated to this event.

9) Committee Reports:

ARC – An amendment is being added to the pool regulations for homes on the water with bulkheads. The pools will have to be designed with piers to prevent movement of the pool.

Landscape Committee – no report or action

Waterways Committee – A study of the feasibility of dredging the canal and boat area is being assessed. Current Reserve Study has \$369,000 for 2023 allotted.

Website - Golf cart regulations required by the City of Seabrook will be posted.

10) New business:

Greg Businelle suggested putting crushed limestone in some of the areas of the boat ramp parking area to reduce the rutting in the muddy areas along the drive. The drainage in the grassy area needs to be addressed as well. Silverstone Landscaping has submitted bids for both.

The Board adjourned in to Executive Session at 8:30pm.

The meeting adjourned at 8:40pm.

Next regular meeting to be held August 14, 2017

Respectfully submitted,

David Clement, Secretary