

Seabrook Island Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
October 10, 2016

The Board of Directors of Seabrook Island Homeowners Association held its regular meeting on Monday, October 10, 2016 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.

Residents present: Kris Watts, Christine Fetzer, Nancy Clement, Clarence Harmon, Karen Williams, Linda Canning and Association Manager Kathy Dooley. A quorum was verified and the meeting called to order at 6:35pm.

Homeowner Input:

- 1) Karen Williams suggested utilizing the pool in off season months with a Masters Swim Club for lap swimming only. The swim club is for Seabrook Island homeowners. No lifeguard will be on duty. Adults only. Times: Monday-Thursday 7:00 – 8:30pm and Wednesday 5:30 - 7:30am. The fee for swimming would be \$20 per month. This would offset the additional chemicals for the pool. Kathy Dooley will check with our insurance company to see what liabilities and additional costs would be assessed.
- 2) Karen also informed the Board of a “Meet and Greet” event scheduled for October 22, 2016 at the Pavilion in Seabrook Island Park. The event will begin at 6:30pm. Residents are encouraged to bring drinks, food, chairs, etc. to the park.
- 3) Clarence Harmon suggested posting the minutes of all Board meetings for 2016 on the Seabrook Island website. The Board agreed to post all the minutes. <http://sihoatx.org/Sihoatx.php>

Business:

- 1) The minutes for August and September were approved by motion made, seconded, and passed. The September Annual Meeting minutes were reviewed. A spelling correction was made. The Annual Meeting minutes were approved by motion made, seconded, and passed.
- 2) Mr. Canning reviewed the August financial reports and the proposed 2017 Budget with the Board and residents. He reported on water usage financials, late and past due fees, landscaping contract and it was suggested the Board hire a separate tree trimming company next year to save costs.
- 3) The Board decided to replace the water fountain at the pool by March or early spring.
- 4) The insurance company for the driver who damaged the monument on Lakeside Dr has not responded for payment. The driver’s insurance company will be contacted for payment before legal action or a claim to Seabrook Island’s insurance company are possible.
- 5) An increase in annual HOA fees of \$20 for 2017 was agreed on by the Board based on the Reserve study recommendations. A letter to be sent out in November with the statements explaining the reason for the increase. Mr. Canning to draft letter. The motion was seconded and passed. The 2017 budget was approved subject to increasing the landscape contract budget to \$35,000, and changing the contingency line to \$3105. The motion was seconded and passed.
- 6) Waterways committee – Mr. Mostello reported on repairing the boat ramp. Soliciting another bid from Lester Contracting in Port Lavaca for ramp repair. Gate and fencing for the boat ramp area were discussed with type of fencing and placement, key distribution and vehicle authorization were also discussed and tabled. A motion was made to approve up to \$5000 for repainting the columns and gate on the island bridge. The motion was seconded and passed.
- 7) Mr. Reynolds suggested posting the residential committees and a sign up on the website.
- 8) Upcoming events: Seabrook Island Fall Garage Sale – November 12, 2016 8am – 12pm
Santa in the Park – December 3, 2016 time TBD (looking for volunteers)

The Board adjourned in to Executive Session at 8:45pm.

The meeting adjourned at 9:00pm.

Next regular meeting to be held December 12, 2016.

Respectfully submitted,

David Clement, Secretary