

SEABROOK ISLAND HOMEOWNERS ASSOCIATION 2018 ANNUAL MEETING MINUTES

DATE: September 10, 2018

LOCATION: Water's Edge
3901 Nasa Rd 1
El Lago, Texas 77586

BOARD ATTENDEES: Greg Businelle, President
Scott Reynolds, Vice President
Charles Canning, Director
David Clement, Secretary, Treasurer
Steve DeLeon, Director

HOUSTON COMMUNITY MANAGEMENT ATTENDEES:

Jennifer Baboolal Community Association Manager
Jeri Klein, Accounting Specialist
Liz Hey, Community Association Manager Supervisor
Stephanie Thomas, Administrative Assistant

Call to Order

With a quorum duly established at 213 present or by proxy, President Businelle called the meeting to order at 6:30 P.M.

Introductions

The Board of Directors and Houston Community Management Group representatives introduced themselves.

Nominations/Comments of Candidates

The incumbent candidates Greg Businelle, and Scott Reynolds introduced themselves, and talked about why they would like to continue to be on the board. The other nominees Thomas Rivera, Mike Williams, and Mathew Gerdes introduced themselves, and explained how their experience will help benefit the board. John Fritts was a write-in and was not present at the meeting. Nominations were open from the floor. No nominations were given. The ballot/proxies were distributed. The collection of the ballot will continue through the meeting.

Guest Speaker

Gayle Cook spoke on behalf of City of Seabrook regarding the current and upcoming construction plans for FM146 expansion. In attendance were Mayor Thom Kolupski, Chief of Police Sean Wright, and Assistant City Manager Sean Landis. Sean Landis spoke about the city's economic development, Seaside RV, Lake Mija (new homes), and The Commons (age 55 older) community. Sean Wright spoke about National Night Out, and Coffee with a Cop, and traffic issues. The City officials advised the (residential)

speed limit will increase to 25MPH, in accordance with state laws. If you need to sell something on Craigslist or other sites, you can meet for free outside of the Seabrook Community House. You can sign up for City alerts at www.seabrooktx.gov/alerts

Secretary's Report

The 2017 Annual meeting minutes were reviewed and approved by the board members.

Director's Report

Meeting discussions included: Pool Upgrades, successful Dive-in movie night, National Night Out. MUD district representative David Chapek spoke about the needed playground repairs, and mulch. They will be obtaining a new contractor to complete the repairs this year. MUD has public meetings at his house, next meeting is October 17th.

A call for committee members.

Open Forum

Some owners requested a dredging committee, and safety committee. Other topics were removal of the playground and selling the land. One owner requested the canals and near the boat launch be dredged. Speeding was mentioned as a concern.

Financial Report

David Clement. Treasurer presented the Use of Funds for 2017.

- HOA fees of \$267,450
- Reserves \$53,403 – 20% of budget
- Note Payable \$47,283 – 18% of budget
- Contracts \$67,503 – 25% of budget
- Utilities \$ 23583 – 9% of budget

The Reserve Study Status:

- Ideal Reserve Balance-\$394,245
- December 2015 -\$143,049, estimated 38% Funded
- December 2016 -\$187,959, estimated 47.7% Funded
- December 2017 - \$195,286, estimated 50% funded.
- Projected December 2018 will be \$250,674, estimated 64% Funded An ideal balance of \$391,347

Election Results

The announcements of homeowners becoming Board members were announced.

Incumbent, Greg Businelle and Scott Reynolds, and Mike Williams Candidate were elected by majority vote.

Congratulations were given to the new Board members of Seabrook Island HOA and to David Clement for his service to the community.

Open Forum continued

One last call for owners to speak.

Adjournment

Meeting was adjourned at 8:30 PM

Approved,
