

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
August 13th, 2018

CALL TO ORDER

The Board of Directors meeting of the Seabrook Island, Inc. was held on June 11th, 2018 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. In attendance: Greg Businelle-President, Scott Reynolds-Vice President, David Clement-Secretary, Charles Canning-Treasurer, Stevan De Leon-Director, HCMS Community Manager Jennifer Baboolal.

The meeting was called to order at 6:40pm.

HOMEOWNERS PRESENT

Linda Canning, Mike Williams, Donna and Bill Usher, Will Fourns,

HOMEOWNER OPEN FORUM

- Mike Williams would like to see more organized community events for residents to meet their neighbors
- Landscaping Committee – the Board is taking bids to remove all dead plants and trees on Lakeside and medians in the subdivision

SECRETARY'S REPORT

The Board approved the Board of Directors Meeting Minutes of the June 11th, 2018 were reviewed, discussed and approved, with a minor change noted and signed later by the Secretary.

TREASURER'S REPORT

- As of June 30, 2018, Seabrook Island is \$5,000 over budget due to summer activity but should balance out by year end. Charles indicated we are operating on a modified cash basis.
- 2019 Budget to be finalized in October
- The board approved to move \$27,235.88 from the operating account to the reserve account.
- Board members Greg, Scott, David, and Stevan voted to approve the June financials.

MANAGEMENT REPORT

Reviewed action item Reviewed action items list, provided insurance rates from 2017 and 2018. Board requested another quote for this year.

OLD/NEW BUSINESS

- Revised Floating Boat Dock guidelines approved by the Board
- Boat Ramp Drainage - Proposal to add boulders to the boat ramp to prevent the damage from parking in the grass. Bid \$6,818, no vote at this time.
- Wetland trimming on Sea Channel, *resident* received approval by Army Corp of Engineers to remove trees and bushes
- Movie Pool party was a success, the Board will budget for next year
- Reviewed bid to install gutters at the pool. Update bid to include gutters to be added to the north side of the pool building.
- A landscaping proposal from Silversands was reviewed. The proposal was to remove dead palms trees, and bushes. The board will obtain additional proposals and vote online.

EMAIL UPDATES/APPROVALS

None.

ADJOURN TO EXECUTIVE SESSION

Open meeting adjourned at 8:50pm.

EXECUTIVE SESSION

Account 213449 – At attorney for collection

Account 213620 – Motion for Default Judgment was filed with the court on June 22, 2018.

Seven residents with varying violations. Discussion regarding offensive activities, which indicated in the deed restrictions as garbage should be kept in a container to comply with the City of Seabrook. The board of directors may adopt further regulations defining offensive activities. The board should review and define if trash cans should be kept out of view from the street.

Motion made to replace Charles Canning as Treasurer, seconded. The Board voted to replace. Further, since the by-laws indicate the offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one position of any other offices except in the case of special offices created pursuant to Section 4 of the by-laws. Therefore, David Clement will hold the Secretary and Treasurer position.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 9:50PM.

Next meeting to be held is the Annual meeting on September 10, 2018, at the Water's Edge 3901 Nasa Parkway, El Lago Texas.

Submitted By,

Approved,

HCMS

Board Secretary/Member