

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
NOV 12th, 2018

CALL TO ORDER

The Board of Directors meeting of the Seabrook Island, Inc. was held on Nov 12th, 2018 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas.

In attendance:

Greg Businelle-President
Scott Reynolds-Vice President
Stevan de Leon-Secretary
Mike William- Treasurer

Regrets:

Charles Canning-Treasurer

HCMS Community Manager Jennifer Baboolal.

The meeting was called to order at 6:30pm.

HOMEOWNERS PRESENT

Pete Belmont, Chuck Combes, Dawn Minter, Deborah Jozwial, Darren Cob, Karen

HOMEOWNER OPEN FORUM

Introductions were made to the homeowners.

Dawn Minter brought up concerns about selling MUD lot by park for a potential home to be built. Board made comments that nothing was in discussion.

Darren Cob brought up excess speed concern, danger to children from speeders. Greg Businelle recommended calling the city and the police of Seabrook to post speeding complaints

SECRETARY'S REPORT

The Board approved the Board of Directors Prior meeting minutes

They were reviewed, discussed and approved.

Scott Reynolds made motion. Mike Williams second, all voted unanimously

TREASURER'S REPORT

Greg made motion to approve, Mike second, all voted unanimously

MANAGEMENT REPORT

Jennifer Baboolal reviewed the action items list.

Pool Gutters, \$1,271.00- fix in January- table until '19

add money to accruals just for gutters to pool

Confirm movement of reserves to CD per previous meetings

Mike and Greg to confirm

Mike to look at options on CD's

OLD/NEW BUSINESS/COMMITTEES

- Landscaping committee report: Scott to focus on 3 areas, make neighborhood more attractive
Community signs to be evaluated
Talk to home owners that own model homes
Work with line items on budget,
Replace palms with oaks as palms die/freeze—
Do we have cost? Per Greg to start approving
Greg made motion to get priorities on projects, motion carried
- Pool committee: Extend pool to be open on weekends in September, Jennifer to confirm expense to do so approx. \$2,200.00 Scott made motion to increase pool budget by \$2,200.00 to cover weekends in September, Greg second, motion carried
Pool Party- budget \$1500 for pool parts for 2019, Stevan made motion to approve summer party, second by Greg, motion carried
Slide at pool was discussed, option to allow other neighborhoods to use pool for a fee to help pay for slide.
- Dredge Committee: Planned meeting prior to board meeting, only one resident showed up. Pete Belmont voiced concerns and said he would try to round up more residents for next meeting
- Boat Ramp Gate: Lock is fixed per Greg & Mike
Discuss recently installed rocks at ramp.

EMAIL UPDATES/APPROVALS

None.

ADJOURN TO EXECUTIVE SESSION

Delinquency- Make motion out to send 5 new attorney letters out
Attorney status report- several going to trial
Motion made by Gregg to foreclose on home- acct #690.0032, second by Stevan, Motion carried
Do not send letter out to acct # 00288
Discussion of violation letters vs lawyer letters for architectural control
Greg made motion for 3 letters to be sent then lawyer letter automatically ‘
Set dates for meetings- garage sale- swim night for 2019

RECONVENE FROM EXECUTIVE SESSION

Nothing to report.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:20.

Next meeting will be held in January, 2019 at 6:30 p.m.

Submitted By,

Approved,

HCMS

Board Secretary/Member