

Seabrook Island Homeowners Association, Inc.  
Minutes of the Board of Directors Meeting  
December 12, 2016

The Board of Directors of Seabrook Island Homeowners Association held its regular meeting on Monday, December 12, 2016 at Seabrook United Methodist Church on Lakeside Drive.

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

**Residents present:** Clarence Harmon and Linda Canning

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

**Invited guest:** Theo and Lisa Presswood of Lawns and Sprinklers

They discussed the revised contract for 2017 including regular maintenance of plants, tree trimming, fertilizer and mulching. The new contract was approved and seconded.

**Homeowner Input:**

- 1) Clarence Harmon asked the board for help with a neighbor's 4 dogs that keep getting in his back yard by digging under and chewing up his fence. He mentioned contacting the City for help, but Animal Control could do nothing because they were on private property. Last occurrence was in 2015.

**Business:**

- 1) Upcoming Subdivision events for 2017: Spring Garage Sale – Saturday April 15, 2017  
Fall Garage Sale – Saturday October 14, 2017  
Ads will be placed on Craigslist, Greensheet and local papers  
Santa in the Park will be Sunday December 3, 2017, 3-5 pm at Island Park, rain date December 10, 2017  
Bi-monthly HOA meetings approved and seconded going forward.
- 2) Painting of posts and the gate to the Island has been approved weather permitting.
- 3) The minutes for October were approved by motion made, seconded, and passed.
- 4) Mr. Canning reviewed the financial statements for the year. He reported that the subdivision was in good shape financially with an outstanding accounts receivable of \$19,000 on delinquent dues. The insurance claim on the damaged monument on Lakeside has been received. Water expense for October was high and it was determined that the sprinklers will be turned off during the rainy season. The MUD district has agreed to pay the expenses for "Santa in the Park". The financials were approved and seconded.
- 5) The landscape contract to maintain and repair flower beds, palm trees and sprinklers as needed was approved and seconded.
- 6) Waterways committee - Boat ramp repair was approved with Texas Bulkhead & Construction to begin in the timeframe between January and February.
- 7) The boat ramp gate and fence addition received several bids but the scope of work needs to be approved. It will be revised and approved at the next Board meeting in February.
- 8) The Swim Club early morning swim will not increase our insurance premium. A Masters Swim Club member must be present during swim sessions. Currently, the water is too cold for any activity.
- 9) No new business was brought before the Board.

The Board adjourned in to Executive Session at 8:25pm.

The meeting adjourned at 8:42pm.

Next regular meeting to be held February 13, 2017

Respectfully submitted,

David Clement, Secretary