

SEABROOK ISLAND ASSOCIATION, INC.
Minutes of Board of Directors Meeting
October 09, 2017

CALL TO ORDER

The Board of Directors meeting of the Seabrook Island, Inc. was held on October 09, 2017 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. In attendance: Scott Reynolds-Vice President, David Clement-Secretary, Stevan De Leon-Director, Charles Canning-Treasurer, HCMS Community Manager Emma Deatherage, HCMS incumbent Community Manager Jennifer Baboolal. Regrets: Greg Businelle-President

HOMEOWNER OPEN FORUM

One homeowner (Linda Canning) was in attendance. It was expressed that a key to the boat ramp was given to a friend, from a former Board Member. The current lock will be fixed as well various security options were discussed, including re-keying.

SECRETARY'S REPORT

The Board approved the Board of Directors Meeting Minutes of the August 14th, 2017 were reviewed, discussed and approved.

The Annual Meeting Minutes on September 25, 2017 were adopted.

TREASURER'S REPORT

Emma Deatherage presented the August 2017 Financials. The Financials were not accepted as several invoices/bills were missing-

The Board approved to open a reserve account at Capital One Bank at 1.1%, for 12 months, \$156K.: Following are the signers for the reserve account:

- Scott Reynolds-Vice President,
- David Clement-Secretary,
- Stevan De Leon-Director,
- Charles Canning-Treasurer.

Review a \$600 invoice from BP (April) Silversands sprinklers billing was reviewed, David Clements will follow up. Request bids for tree trimming. Ask GCA about the \$2200.00 charge – what is this ?

MANAGEMENT REPORT

Emma Deatherage review the monthly reports and action items. The following items were added:

- Boat dock repair
- Working policy on maximum size and weight of boats to launch.
- Add monument to median as agenda item next meeting

OLD/NEW BUSINESS

The Board reviewed the proposed 2018 Budget. After discussion and noted changes, the 2018 Budget was approved at the same assessments rate as 2017.

The Draft 2016 Audit was discussed and approved

The Board requested additional audit proposals for the December meeting.

The following actions are ratified at the October 2017 meeting:

- Election of Officers are as follows:
President – Greg Businelle
Vice President – Scott Reynolds
Treasurer - Charles Canning,
Secretary – David Clement
Director - Steve DeLeon.
- The property insurance was renewed for policy period 10/2017-9/2018
- Startex Contract signed for 12 months

ADJOURN TO EXECUTIVE SESSION

RECONVENE FROM EXECUTIVE SESSION

The following items were discussed during the executive session.

Motions were made and seconded and passed unanimously to:

- Assessment Delinquency Agreement for 2018 was approved.
- The policy will be added to the assessment mailer.
- Noted account were approved for law suits.
- The 2017 Tax returned was signed.
- The Board discussed the access control equipment received from CMSI, the board suggested selling it.

ADJOURNMENT

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

Next meeting will be held on Monday, December 11th, 2017, 2017 at 6:30 p.m.

Approved,

Board Member