

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
December 11th, 2017

CALL TO ORDER

The Board of Directors meeting of the Seabrook Island, Inc. was held on December 11, 2017 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. In attendance: Greg Businelle-President, Scott Reynolds-Vice President, Stevan De Leon-Director, Charles Canning-Treasurer, Houston Community Management Service (HCMS) Community Manager Emma Deatherage, HCMS Community Manager Jennifer Baboolal. Regrets: David Clement-Secretary

HOMEOWNER OPEN FORUM

Six homeowners were in attendance and three representatives from Verisolar. It was discussed that both monument lights are not working. It was noted that palm trees need to be trimmed, and the concrete at the boat launch needs to be repaired.

Three representative from Verisolar and homeowner Ana Ashizawa attended the meeting to discuss their home improvement application for solar panel installation on their roof. Their application was denied on September 25, 2017. A request for variance was submitted on October 5, 2017. In light of Section 202.010 of the Texas Property Code that provides for the regulation of solar collectors or solar energy, the board has determined the homeowner is approved with the conditions. The homeowner was requested to obtain in writing the approval of her neighbors that solar panel installation does not interfere with the use and enjoyment of their property. This was suggested because the Solar Energy Guidelines the board may adopt has a condition that can be overcome by obtaining in writing the support of their adjoining neighbors. The Verisolar representatives explained the system is very dark in color to match the existing roof, and is not unsightly.

A homeowner discussed temporary signs posted in the neighborhood that read “Drive like your kids live here”. The homeowner explained these signs decrease the home values, and it is not allowed per the HOA rules and regulations. The board addressed this issue by requesting the Seabrook Police Department install a speed monitor that will collect data to determine what will be the next course of action.

SECRETARY’S REPORT

The Board approved the Board of Directors Meeting Minutes of the October 9th, 2017 were reviewed, discussed and approved.

TREASURER’S REPORT

The treasurer discussed the financial standing, and did not approve. Charles was not satisfied with the October financials. HCMS is working with Charles to amend the November Financials.

MANAGEMENT REPORT

Jennifer Baboolal reviewed the monthly reports and action items. The following items were added:

- Reviewed list of completed items, deed inspection, contract for vendors, Management Emergency amount shall not exceed \$1k. Light poles on the island repaired by utility company. Data supplied in a few weeks for the speed monitor. Common area landscape upgrade completed. Palm trees need to be trimmed, approved last meeting. Sign needed at boat dock. The checks for after-hours pool use were deposited.

OLD/NEW BUSINESS

Discussed the floating docks guideline change, to include properly securing floating jet-ski docks. Discussed the Solar energy devices guideline.

ADJOURN TO EXECUTIVE SESSION

RECONVENE FROM EXECUTIVE SESSION

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 9:18 PM.

Next meeting will be held on Monday, February 12th, 2018 at 6:30 p.m.

Approved,



Board Member