

# SEABROOK ISLAND HOMEOWNERS ASSOCIATION 2017 ANNUAL MEETING MINUTES

**DATE:** September 25, 2017

**LOCATION:** Seabrook United Methodist Church  
3300 Lakeside Drive  
Seabrook, Texas 77586

**BOARD ATTENDEES:** Greg Businelle, President  
Scott Reynolds, Vice President  
Charles Canning, Treasurer  
David Clement, Secretary  
Gregg Mostello, Director

**PRINCIPAL MANAGEMENT ATTENDEE:**

Emma Deatherage, Community Association Manager  
Lea Ann Sample, Assistant Community Association Manager

**Call to Order**

With a quorum duly established at 39 present or by proxy, President Businelle called the meeting to order at 7:00 P.M.

**Guest Speaker**

Gayle Cook spoke on behalf of City of Seabrook regarding the current and upcoming construction plans for FM146 and Dwayne Vanselous spoke on pet adoption and community events.

**Introductions**

The Board of Directors and Houston Community Management Group representatives introduced themselves.

**Director's Report**

Greg Businelle, President reported the accomplishments of the Association in 2016 and 2017:

- New landscaper contracted to maintain the common areas with added areas for seasonal flowers, plants and irrigation systems.
- New gate for boat ramps installed
- Proposed common area signage, pool furniture and fence proposed for 2018.

**Treasurer's Report**

Charles Canning, Treasurer presented the Use of Funds for 2016.

- HOA fees of \$260,550
- Reserves \$51,760 – 19% of budget

- Note Payable \$46,484 – 17% of budget
- Contracts \$88,870 – 34% of budget
- Utilities \$ 36,105 – 14% of budget

The Reserve Study Status:

- December 2015 was \$143,049, estimated 38% Funded
- December 2016 was \$187,959, estimated 47.7% Funded
- July 2017 is \$173,007, estimated 44.2% Funded
- Projected December 2017 will be \$193,367, estimated 49.9% Funded

The Association's goal should be 70%-99% to maintain a strong financial strength.

### **Nominations from the floor and Introduction of Candidates**

Emma Deatherage open the nominations from the floor. No nominations were given.

Emma Deatherage asked for the candidates to give a short presentation as to why they wanted to be on the Board and share their qualifications. Candidates Steven Deleon and Charlton Combs introduced themselves. Incumbent Charles Canning also introduced himself.

When the candidates were completed Emma Deatherage explained the voting process and proceeded to have the members vote.

### **Open Forum**

The Board discussed and answered questions on a variety of items:

- MUD discussed renovating Pelican Park, repairs/replacements to equipment, pressure washing equipment, and improving landscaping
- Tree trimming needed along marsh area
- Cleanup of marsh area
- Discussion of committees
- Social media websites
- Swim at your own risk programs at the pool

### **Election Results**

The announcements of homeowners becoming Board members were announced.

Incumbent, Charles Canning and Candidate Steven Deleon were elected by majority vote.

Congratulations were given to each new Board member of Seabrook Island HOA and to Gregg Mostello for his service to the community.

### **Adjournment**

Meeting was adjourned at 8:30 PM

**Approved,**

**X**

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Board Member