

Seabrook Island Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
April 9, 2018

The Board of Directors of Seabrook Island Homeowners Association held its regular meeting on Monday, April 9, 2018 at Seabrook United Methodist Church, 3300 Lakeside Drive Seabrook, Texas 77586.

Board members present: Greg Businelle - President, Scott Reynolds - Vice President, Charles Canning - Treasurer, David Clement - Secretary and Stevan DeLeon - At-Large

Others present: HCMS Manager Jennifer Baboolal

Residents present: Linda Canning, Karen Williams, Mike Williams, Chuck Combs and Earl Ligon

Guest Present: Eric Scott – Silversands Services

A quorum was verified and the meeting called to order at 6:35pm.

Homeowner Input:

Pool Committee

- 1) The pool committee recommended the following improvements to the pool for the 2018 season and approved by the Board at a cost of \$8500:
 - Bathrooms – replace faucets and handrails
 - Replace light fixtures with LED type
 - Replace pool furniture – 15 chairs and 10 loungers
 - Add gutters to building to prevent ponding on pool decking
 - New ring buoy life preserver, pole hook and first aid kit
 - Life guard chair upgrade or replacement
 - Tube slide to be reviewed in 2019 budget
- 2) Adult Swim – Approved by the Board
 - Age requirement: 18 years and older
 - Time: 4am-6am
 - Fee: \$20 per household
 - Liability waiver **must** be signed by each swimmer
 - **Must have 2 people present at all times**
 - Subject to no increase in insurance premiums
- 3) Movie night at the pool – approved by the Board provided by Gulf Coast Aquatics at a cost of \$250
(date and time to come)
- 4) Pool opening - May 19, 2018
 - Pool tags to be handed out to all current HOA fee residents

Business:

1) Financial report:

Seabrook Island Audit for 2017 approved on March 23, 2018

- HCMS - December 31 2017 Financial Statements have not been approved
- HCMS is transitioning all communication concerning SBI Financial issues from Jennifer Baboolal to Jeri Klein
- Operating Fund \$67K
- Replacement Funds \$195K
- Current Reserve Study funding is at 50%, preferred funding 70% or above
- Pool Loan to mature March 27, 2019
- Irrigation is \$3700 over budget – Scott Reynolds and Eric Scott with Silversands Services to investigate water usage with the City of Seabrook

2) Silversands Services submitted bids for upgrading flower beds on all medians in Seabrook Island. The Landscaping Committee will review bids and make recommendations. Current budget: \$2000

3) The Board approved a “Do Not Exceed” motion to repair as needed of \$200/month to irrigation and landscaping

4) Boat ramp key list to be verified before May 19, 2018

5) Fence deed restriction “Exhibit A “to be researched with Harris County

6) Floating Dock guidelines are being reviewed and updated

- Canal inspection will be May 24, 2018

7) Receipts for both the 2017 “Santa in the Park” were submitted to the MUD #373 Board for reimbursement

8) No new business was brought before the Board.

The Board adjourned in to Executive Session at 8:50pm.

The meeting adjourned at 9:15pm.

Next regular meeting to be held June 11, 2018

Respectfully submitted,
David Clement, Secretary