

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
February 12th, 2018

CALL TO ORDER

The Board of Directors meeting of the Seabrook Island, Inc. was held on February 12th, 2018 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. In attendance: Greg Businelle-President, Scott Reynolds-Vice President, Stevan De Leon-Director, David Clement-Secretary, Charles Canning-Treasurer, Houston Community Management Service (HCMS) Community Manager Emma Deatherage, HCMS Community Manager Jennifer Baboolal.

HOMEOWNER OPEN FORUM

In attendance were 7 homeowners. One homeowner requested adding speed limit signs to the area. One homeowner was upset with the speeding issue in the community and requested the board to resolve the matter. However, the board took previous action by reaching out to the City of Seabrook, whereas they installed temporary speed monitors to collect data on speeding. The data suggested there was not a significant problem in the community. One homeowner suggested adding the speed monitor signs in high traffic areas. Maybe the City of Seabrook could pay for it. Jennifer Baboolal advised the City would most likely not pay for it, the HOA would have to incur the cost if it was decided.

One homeowner was adamant the HOA should correct the issue. It was advised if the homeowner was passionate about the issue, they would need to spearhead this endeavor. Greg advised the data obtained from the City of Seabrook will be posted on the website and TownSquare.

SECRETARY'S REPORT

The Board approved the Board of Directors Meeting Minutes of the December 11th, 2018 were reviewed, discussed and approved.

TREASURER'S REPORT

The treasurer discussed the financial standing, and did not approve. Charles was not satisfied with the December financials as they were incorrect and incomplete. The timing of the issuance of the future financial statements was addressed with HCMS agreeing to having them available by the 15th day of the month following. Charles requested the December 2017 financials be audited by Caren Canady.

MANAGEMENT REPORT

Jennifer Baboolal reviewed the action items list. It was noted the amended Strongroom approval was completed, per the December meeting minutes.

OLD/NEW BUSINESS

Chuck Combs is on the pool committee and is involved in the movie night. Greg will provide Jennifer the contact information. Movie night was discussed, since Gulf Coast Aquatics (GCA) usually provides one free poolside movie night.

There was discussion regarding replacing or repairing the pool furniture. Linda Canning advised she knew someone who could give a price to re-strap the pool chairs.

The Silversands proposal was reviewed and not approved. The board requests having a photo for each area of improvement.

Action item for Jennifer to send the Christmas receipts to the MUD department for reimbursement.

The Solar Energy Guidelines were voted and approved along with the adjoining properties document.

The Oak tree trimming bid was approved via email. It was approved for Bay Area Trees to complete the proposal in the amount of \$1,060.85.

The illustration of the fence guideline "Exhibit A" is not on file-Jennifer will investigate. A new member of the Architectural Review Committee (ARC) will added.

ADJOURN TO EXECUTIVE SESSION

RECONVENE FROM EXECUTIVE SESSION

The following items were discussed during the executive session

One account did not line up on the financials, HCMS will get this corrected.
The ACC Solar Panel application was approved, Greg, David, and Steven.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:25 PM.

Next meeting will be held on Monday, April 9th, 2018 at 6:30 p.m.

Submitted By,

Approved,

HCMS

Board Secretary/Member