

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
May 10th, 2021

The meeting of the Board of Directors of the Seabrook Island Homeowners Association was held on Monday, May 10th, 2021. Location: Seabrook United Methodist Church, 3300 Lakeside Dr., Seabrook, Texas 77586. Quorum was established with the presence of Matthew Gerdes, Stevan DeLeon, Scott Reynolds and Ryan Lawrence to follow soon after. Brandy Turner was present representing Houston Community Management Services.

The meeting was called to order at 6:30 p. m.

HOMEOWNERS PRESENT

Homeowner spoke about an aggressive dog that bit his child. Asked what the board could do about this. Another homeowner spoke about the dog and voiced their concerns about the bite. Third homeowner chimed in about the dog and voiced their concerns as well. Board stated they would get with the association attorney, but that the homeowner should definitely continue to reach out to the local animal control. City of Seabrook, Seabrook Police, and local animal control were all informed about this incident.

Homeowner asked about the ACC process and how long it typically takes. Board informed her they have up to 30 days to approve, deny, or ask for more information.

Homeowner asked about the dredging of the canal. Board informed him it was a process and unfortunately, the money allocated to reserves was not enough to take on this project at this time. Talked about how a special assessment might be needed, but the board would table this idea at this time.

SECRETARY'S REPORT

Stevan DeLeon made a motion to approve the December March 2021 minutes. Scott Reynolds seconded the motion, all in favor, motion approved.

TREASURER'S REPORT

The Board reviewed the January 2021 Financial Reports and approved

COMMITTEE REPORTS

Landscape Committee – Sharon reached out to Bay Area trees to have palms trimmed and some pruning of small trees completed. She asked about some items Silversands should be maintaining such as trimming and the removal of some hedges that have died.

Dredging – Stevan answered some questions as stated in the homeowner section.

Social – Nothing at this time

Pool – Nothing new at this time

OLD/NEW BUSINESS

2018 and 2019 Audits were discussed. Pending paperwork from the Auditor was signed by the board.

Actuals for private street in reserves is still pending

Approval for work to be done at the pool for leaks

Gate latch for pool are was discussed, will have someone out to repair

Calendar Dates to be entered on website

Irrigation repairs were approved

ADJOURN TO EXECUTIVE SESSION at 7:51 p.m.

Delinquency and prepaid report were reviewed

Attorney status report was reviewed

Deed restrictions were reviewed

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:52 pm.

Respectfully submitted,
By Brandy Turner
Association Manager

Approved by,

Board Member

Date