

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
July 18th, 2022

The meeting of the Board of Directors of the Seabrook Island Homeowners Association was held on Monday, July 18th, 2022. Location: Seabrook United Methodist Church, 3300 Lakeside Dr., Seabrook, Texas 77586. Quorum was established with the presence of Matthew Gerdes, Scott Reynolds and Chad Hanak to follow soon after. Anthony Gaines and Kelly Farrell were present representing Houston Community Management Services.

The meeting was called to order at 6:40 PM.

HOMEOWNERS PRESENT

Homeowner presented an option to the BOD in regard to Security Cameras in the community. The BOD wanted to get a quote and more information regarding maintenance and continued costs.

Homeowners inquired about questions regarding the movement of funds.

Homeowner had questions regarding pressure washing the pool. Board advised management to speak with Gulf Coast Aquatics in regard to options on spraying the pool deck.

Homeowner inquired about \$30K for Landscaping and its uses. None of the funds that have been allocated, have been used.

Homeowners had questions about the MUD and the HOA intention about the park. CAM advised the year in which the MUD will be up, 2026.

SECRETARY'S REPORT

May 2022 Board Meeting Minutes were unanimously approved.

TREASURER'S REPORT

The Board reviewed the May 2022 Financial Reports and approved.

COMMITTEE REPORTS

Landscape Committee – Scott updated the board on updates. Anthony, Prior CAM, advised board on updates from Silversands. BOD advised that they are wanting to set a date to meet with Ryan on property. Anthony advised of 2 members on the committee.

Dredging – No members of the committee were present.

Social – Yard sale approved for August 18th.

Pool – No board members were present for the meeting.

OLD/NEW BUSINESS

Board set an Annual meeting date of September 12th.
Board requested quotes from management on No Parking signs.
Review open ARC requests.
Speak to Board in regard to movement of funds. Board agreed to discuss during Executive Session.
BOD requested bids for Column Replacement.
Review Operating and Reserve Accounts to ensure FDIC insured. Board advised homeowners that they will investigate this.

ADJOURN TO EXECUTIVE SESSION at 7:37 PM

Delinquency and prepaid report were reviewed
Attorney status report was reviewed
Deed restrictions was unavailable.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:42 pm.

Respectfully submitted,
By Anthony Gaines
Association Manager

Approved by,

Board Member

Date