

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
July 8, 2019

The meeting of the Board of Directors of the Seabrook Island Homeowners Association was held on Monday, July 8, 2019 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. Quorum was established with the presence of Greg Businelle, Scott Reynolds, Stevan de Leon and Charles Canning. Mike Williams was absent. Debbie Newnam was present representing Houston Community Management Services.

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

HOMEOWNERS PRESENT

Sharon Zaal - no comment

HOMEOWNER OPEN FORUM

Craig Reynolds - reported the gate is malfunctioning and inquired if the pool loan has been paid off.

Linda Canning - wanted to know why financials are not given out at the meeting to homeowners, inquired if the annual meeting notice will be mailed timely, and asked what is the landscape budget?

John Ruiz - inquired about golf carts on the streets and speeding in neighborhood, requested speed bumps.

Bill Usher - reported a baby alligator along with the 12-foot alligator has been seen in the water near the boat ramp.

Tom Zaal - inquired about the website.

Kelly and Nancy Keim - inquired about financials are not given out at the meeting to homeowners.

Klara Kardos - inquired about her architectural application and her name hasn't been changed as requested.

Darrin Cobb - inquired about pool tags and a deed restriction inspector talking to a homeowner about cutting his grass.

SECRETARY'S REPORT

Scott Reynolds made a motion to approve the May 2019 minutes. Mike Williams seconded the motion, all in favor, motion approved.

TREASURER'S REPORT

The Board requested financials reports from January 2019 to July 2019 emailed to them.

The Board requested a new General Ledger code for Landscape Replacement Phase 1 with \$10,000 in the budget for 2019.

The board approved to increase the 2019 reserve Contribution to match the Reserve Study recommendations of \$57,210. This would increase GL 9105 by \$2,910 for the year.

MANAGEMENT REPORT

The action item list was reviewed.

COMMITTEE REPORTS

Landscape Committee - Sharon Zaal discussed Metts Landscaping for redesigning 2 monuments. Sharon also reported that several palm trees have a disease and will require treatment before they die.

Greg Businelle made a motion to accept Bay Area Trees proposal not to exceed \$2,500 to remove several palm trees and treat the remaining diseased ones. Stevan de Leon seconded the motion, motion approved.

Dredging Committee – Stevan de Leon reported that the permit received from the Army Corp of Engineers was for the wrong neighborhood. He will request another report.

Pool Committee – This Friday, July 12 there will be a Dive in Movie. The movie is Transylvania 3 and free pizzas.

EMAIL UPDATES/APPROVALS

None.

ADJOURN TO EXECUTIVE SESSIONat 7:55 p.m.

Delinquency-Any homeowner with 2 years nonpayment send to attorney.
Deed Restrictions – Board’s hot items are fences, mildew and boats in public view.
The Board is inquiring about Exhibit 5 of the regarding fences.

RECONVENE FROM EXECUTIVE SESSION

Nothing to report, no action taken.

Annual Meeting on September 9 at Seabrook United Methodist Church. Stevan de Leon and Charles Canning term is expiring. The Board wants the notices mailed early.

ADJOURNMENT

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

Next meeting will be held on the Annual Meeting, September 9, 2019 at 6:30 p.m.

Respectfully submitted,
By Debbie Newnam, CMCA, AMS, PCAM
Association Manager

Approved by,

Board Member

Date