

SEABROOK ISLAND HOMEOWNERS ASSOCIATION, INC.
Minutes of Board of Directors Meeting
November 11, 2019

The meeting of the Board of Directors of the Seabrook Island Homeowners Association was held on Monday, November 11, 2019 at Seabrook United Methodist Church, 3300 Lakeside Drive, Seabrook Texas. Quorum was established with the presence of Greg Businelle, Stevan DeLeon, Mike Williams and Matthew Gerdes. Scott Reynolds was absent. Debbie Newnam was present representing Houston Community Management Services.

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

HOMEOWNERS PRESENT

Tony Byers – to inquire about his palapa application. He is also interested in the Architectural Control Committee.

Wade Hicks – to inquire about his paint application.

Barbara foreman – questioned why her wrought iron fence is not allowed when her builder installed it.

Phillip Sommer – to discuss parking on street.

SECRETARY’S REPORT

Mike Williams made a motion to approve the July 2019 minutes. Stevan DeLeon seconded the motion, all in favor, motion approved.

The Board reviewed the 2019 Annual Meeting Minutes with no corrections

Greg Businelle made a motion to approve the September 2019 minutes. Mike Williams seconded the motion, all in favor, motion approved.

TREASURER’S REPORT

The Board reviewed the October 2019 Financial Reports.

Stevan DeLeon made a motion to approve the 2020 Budget as presented with the assessments staying the same \$570 for general assessments, \$120 Reserve Income Assessments and \$50 for General Assessments 03. Matthew Gerdes seconded the motion, all in favor, motion approved.

COMMITTEE REPORTS

Pool Committee - Chuck Comes and Karen Williams presented an estimate for a pool slide for \$25,000.

Landscape Committee - Sharon Zaal presented the landscape plans for 2020.

Dredging Committee – Stevan de Leon reviewed the results of the Bathymetric Survey.

EMAIL UPDATES/APPROVALS

None.

OLD/NEW BUSINESS

Monument Repairs will be done with the new landscape.

Stevan DeLeon made a motion to hire Internal Control Systems of Houston for a maintenance contract for the island gate costing \$200 per month. Greg Businelle seconded the motion, all in favor, motion approved.

The Board is looking for new Architectural Control Committee members.

The Board is researching a policy to prohibit street parking.

Mike Williams made a motion to allow the Pool Committee to acquire 3 bids for a pool slide not to exceed \$30,000. Matthew Gerdes seconded the motion, all in favor, motion approved.

ADJOURN TO EXECUTIVE SESSION at 7:55 p.m.

Matthew Gerdes will compose a no street parking letter to homeowners.

RECONVENE FROM EXECUTIVE SESSION

Nothing to report, no action taken.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:30.

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

Approved by,

Board Member

Date