

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
December 9, 2019**

PRESENT Dick Maguire, Joe Giuffre, Don Hawkins, Steve Keaney, Mike Rurak

ABSENT None

The meeting was called to order at 7:00 PM. Dick Maguire led the meeting in the Pledge of Allegiance.

SECRETARY’S REPORT

Minutes of the November 11, 2019 meeting were distributed and reviewed. The minutes were approved by voice vote.

TREASURER’S REPORT

Mike Rurak reported the November 2019 current period, YTD and PY financial figures.

2019	November	YTD	Prior YTD
Fee Income	\$ 2,637	\$ 70,347	\$ 50,540
Rental Income	2,733	18,545	25,736
Total Income	5,370	88,892	76,276
Total Expenses	3,691	49,784	42,043
Net Ordinary Income	1,679	39,108	34,233
Total Interest Income	438	5,354	3,782
Other Expense	-	5,578	10,000
Net Income	2,117	38,884	28,015

- Total cash in the SBVD checking and saving accounts was \$385,316 at the end of November 2019 vs. \$344,969 at the end of November 2018.
- November revenues included \$2,637 fee income and \$2,733 rental income totaling \$5,370 with expenses of \$3,691 and interest income of \$438. The resulting net income was \$2,117. The rental income includes rent from Ride the Wave.
- YTD fee income is \$70,347, rental income is \$18,545 and expenses are \$49,784. YTD net income is \$38,884.
- Compared to prior year, fees are up \$ 19,807, rental income is down \$7,190, ordinary expenses are up \$7,741 and interest income is up \$1,572. NI is up \$10,869 for the year.
 - Mike said one of the SBVD CDs had expired and needed to be renewed. The best rate available is 1.35% for 180 days.

Motion to purchase \$283,130.25 CD for 180 days @ 1.35%
Motion made by: Don Hawkins
Motion seconded: Joe Giuffre
Motion passed unanimously by voice vote

- Dick Maguire signed the Local Audit Sheet for the DRA
- The commissioners were given the monthly disbursement approval forms and bank statements for their review and approval.
- Dick Maguire told the audience the financial reports were available for review after the meeting.

Motion to accept Treasurer's Report: Don Hawkins
Motion seconded: Joe Giuffre
Motion passed unanimously by voice vote

BUILDING INSPECTOR'S REPORT

Steve Keaney reported:

- He issued permits for new houses at 33 Ashland Street and for a new house on Atlantic Ave.
- There is a possible new ZBA case in February for a 100 X 100 sub-division on Bristol Street.
- New FEMA maps will not be issued until 2020.
- Steve is ordering 2015 Building code books. NH has adopted the 2015 Building codes so the SBVD will also utilize that version of the building codes.
- There is a back flow test scheduled for Friday December 13, 2019 in the precinct building at 10:30 AM. Don Hawkins will open the doors for the inspection.

Motion to accept Building Inspector's Report: Joe Giuffre
Motion seconded: Don Hawkins
Motion passed unanimously by voice vote

OLD BUSINESS: None

NEW BUSINESS

- A. Replacement of heating unit for rental areas in Warren West Memorial Building**
Joe Giuffre explained the problems we have been having with the heating units in the rental spaces. The middle space was without heat; the unit was off and would not restart. The contractor said repairs would exceed \$2,000 and a new replacement unit would cost \$4,460. Joe notified the commissioners and recommended the unit be replaced because it was over 25 years old and past its service life. The commissioners agreed to purchase a new unit. Joe said one of the other units was also old and needed to be serviced on a regular schedule.

B. Need for meeting with Scooter Shop rental unit.

Joe Giuffre said he would like to set up a meeting in December with the commissioners and the scooter shop owner to discuss rental issues including:

- The need to clean the bathroom, storage room, attic and outside the building. Trash is left everywhere and needs to be removed.
- Old dead scooters and motorcycles have to be moved off the property.
- The half full gas container must be removed.
- Scooter shop is not allowed to use the attic for any storage.
- The heat needs to be left on over the winter so the pipes don't freeze.
- The scooter store owner needs to provide regular service on the furnace and AC units.
- The renter is responsible for all maintenance inside the building.
- Joe recommended that the front part of the scooter store be given to the middle tenant and removed for the scooter store lease. He would reduce the scooter store lease by \$150 and increase the yoga studio lease by \$200 at the end of the current lease.
- A portion of the security deposit from the Village Market would be withheld for damages that were supposed to be addressed by the Market owners but had to be repaired by the SBVD.
- Some electrical work was still needed due to lack of maintenance by the renter.

OTHER BUSINESS

- Joe Giuffre said he attended a BOS meeting where the Selectmen approved the purchase of new police radios despite the fact that the police radio warrant article did not pass at town meeting. Joe said the cost was \$685,000 which would be bonded and paid for using cell tower rental income. Joe said parts were no longer available for the old system requiring its replacement.
- Theresa Kyle said there was a meeting in Washington DC about placing wind turbines off the coast of NH and in other areas on the east coast. The turbines will be placed 3 to 10 miles off shore. The fishing community said it would negatively affect the fishing, whales, and birds and should not be supported. Transmission lines will come through every community on the NH coast. The US government will lease the rights to investors, none of which are US based companies.

The meeting was adjourned at 8:00 PM.

The next SBVD Commissioners meeting will be held on Monday, January 13, 2020 at 7:00 PM in the district building.

Submitted by,

Don Hawkins