

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
November 8, 2023**

PRESENT John Giarrusso, Don Hawkins, Ed David, Steve Keaney

ABSENT None

The meeting was called to order at 6:00 PM. Don Hawkins led the meeting in the Pledge of Allegiance.

SECRETARY'S REPORT

- Minutes of Commissioners Meeting on October 11, 2023 were distributed and reviewed. The minutes were approved by voice vote.

TREASURER'S REPORT

Ed David reviewed the October 2023 financial reports including current period, YTD and PY financial figures.

2023	October	YTD	Prior YTD
Fee Income	\$ 43,800	\$ 157,652	\$ 121,010
Rental Income	1,500	8,964	9,900
Total Income	45,300	166,616	130,910
Total Expenses	3,922	61,569	48,919
Net Ordinary Income	41,378	105,047	81,991
Total Interest Income	1,977	16,801	1,208
Other Expense	-	-	-
Net Income	43,355	121,848	83,199

Total cash in the SBVD checking and saving accounts was \$752,429 at the end of October 2023 vs. \$600,315 at the end of October 2022.

- Current month revenues included \$43,800 fee income and \$1,500 rental income. October expenses include a \$588 for second payment to repair the sliding glass door in the rental unit. Interest income for the month was \$1,977. Net income was \$43,355.
- The commissioners were given the monthly disbursement approval forms and bank statements for their review and approval.
- Hawkins told the audience the financial reports were available for review after the meeting.

Motion to accept Treasurer's Report:
Motion seconded:
Motion passed by voice vote.

John Giarrusso
Don Hawkins

BUILDING INSPECTOR'S REPORT

Steve Keaney reported:

- October permit revenue is one of the highest single months on record and YTD permit revenue is \$36,000 ahead of October YTD 2022. (Note: Full year 2022 permit revenue was \$160,403. October 2023 YTD permit revenue is \$157,652 with two months remaining in the year.)
- There are three more houses yet to be permitted this year on Pembroke, Atlantic and Groveland.
- Fees are running \$12,000 to \$15,000 per home because construction costs are so high.
- There is one ZBA case scheduled for November.

Motion to accept Building Inspector's Report:
Motion seconded:
Motion passed by voice vote.

Don Hawkins
John Giarrusso

OLD BUSINESS:

- **Building Insulation:** Hawkins said he had a quote from Quality Insulation of Portsmouth to insulate the space above the rental property. The quote for \$6,220 includes removing the old insulation, repairing holes in the ceiling and blowing in new insulation. Hawkins said a second quote has been requested to reinsulate the space over the meeting room and offices but he did not have an estimate of the cost.

Motion to accept the bid from Quality Insulation
Motion seconded:
Motion passed by voice vote.

Ed David
John Giarrusso

Motion to pre-approve up to \$6,000 to insulate the space over the meeting room and offices:
Motion seconded:
Motion passed by voice vote.

Ed David
John Giarrusso

- **Ride the Wave Smoothie Bar:** The smoothie bar opened on October 28, 2023 after receiving final inspection from the Building Inspector and the Seabrook Fire Department. The Seabrook FD asked that a fire alarm system and hood vent be installed. There are still some issues to be discussed with the owner including rent payment, signs, outdoor seating and paddle boards being stored in the attic.
- **Building Maintenance:**
 - RTW- The sliding glass door was repaired on November 6, 2023

- Hawkins contacted Peter Phelan to do minor building repairs in October. No work has been done to date. Hawkins will follow up to see if Phelan is still interested.
- Schedule furnace maintenance with Simmons on all three furnaces: Hawkins said the work is scheduled for November 14, 2023. AC units will be scheduled for maintenance in the spring.

NEW BUSINESS

- **O’keefe / Dunkin Project:** Hawkins met with Bob O’Keefe who said he intends to restart his building expansion project. He did not have modified plans but did say the scale would be smaller than previously discussed.
- **SBVD PB:** Hawkins announced the SBVD PB would hold a meeting on November 13, 2023 to review a proposal to change Zoning to prohibit the sale of cannabis and cannabis products in the SBVD.

OTHER BUSINESS

- The Seabrook Budget Committee will meet on Tuesday 11/14/23 at 6:30. Ed David said he could not attend the meeting.

Motion to allow Don Hawkins or John Giarrusso to represent the SBVD on the Seabrook Budget Committee if Ed David is not available:

Motion made by:

Don Hawkins

Motion seconded:

John Giarrusso

Motion passed by voice vote.

The meeting was adjourned at 6:45 PM

The next SBVD Commissioners meeting will be held on Wednesday, December 13, 2023 at 6:00 PM in the district building.

Submitted by,

Don Hawkins