

**SEABROOK BEACH VILLAGE DISTRICT  
MEETING MINUTES  
December 11, 2024**

**PRESENT**     Don Hawkins, Ed David, George Corde, 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 November 13, 2024 were distributed and reviewed. The minutes were approved by voice vote.

**TREASURER'S REPORT**

Ed David distributed the November 2024 financial reports including current period, YTD and PY financial figures.

2024	November	YTD	Prior YTD
Fee Income	\$3,055	\$141,680	\$171,197
Rental Income	1,550	17,045	10,514
<b>Total Income</b>	<b>4,605</b>	<b>158,725</b>	<b>181,711</b>
Total Expenses	5,051	66,363	64,862
Net Ordinary Income	-446	92,362	116,849
Total Interest Income	1,944	22,537	18,760
Other Expense	0	34,015	0
<b>Net Income</b>	<b>1,498</b>	<b>80,884</b>	<b>135,609</b>

Total cash in the SBVD checking and saving accounts was \$851,470 at the end of November 2024 vs. \$766,191 at the end of November 2023.

- Current month revenues included \$3,055 fee income and \$1,550 rental income. Expenses were \$5, 51 with no unusual expenses in the month. Interest income for the period was \$1,944. The net income was \$1,498. Two deposits were not completed in time to be recorded in November. They will appear in the December statements.
- Ed David provided a budget estimate for 2025. The commissioners discussed each line item and the growth over the 2024 budget. No changes were made and the commissioners voted to send it to the Seabrook Budget Committee for approval before a final vote at the Annual Meeting on April 22, 2025.

**Motion to accept the SBVD 2025 Budget and send it to the Seabrook Budget Committee for approval:**  
**Motion seconded:**  
**Motion passed by voice vote.**

**Don Hawkins**  
**George Corde**

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

**Don Hawkins**  
**George Corde**

## **BUILDING INSPECTOR'S REPORT**

Steve Keaney reported:

- He has issued a record 226 building permits as of 12/11/2024 compared to the previous record of 191 permits issued in 2023. Steve expects the final dollar value for 2024 to exceed the record set in 2023.
- Steve was asked how he checks the estimates provided by the contractors to calculate the permit costs. He explained he doesn't worry much about the top 4 or 5 high end builders working at the beach. They have detailed backup for their cost estimates. He checks other less established contractors by comparing their cost per square foot to a standard range for our area. If they come in below that range, he asks them to recalculate their cost.
- There is no ZBA meeting scheduled for December.
- Steve asked that we hire a monthly cleaning service for the building.

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

**Ed David**  
**George Corde**

## **OLD BUSINESS**

- Building Maintenance:
  - Window Replacement – No new activity. Contractors will be asked for estimates in the spring 2025
- Joint meeting with Seabrook BoS:
  - The commissioners decided to postpone the meeting until late March or April
  - Review current driveway permit with the Town Manager. Hawkins said the Town driveway permit could be modified slightly to prevent further proliferation of 50-foot driveways. DWH to call Bill Manzi.

## **NEW BUSINESS**

- Status of proposed Zoning Changes – Hawkins passed out a list of the proposed zoning changes approved by the SBVD PB on 12/9/2024. He noted there were only minor

modifications made to the original proposal reviewed by the commissioners last month. The changes will go to the voters on 4/22/25 at the Annual Meeting.

- Ride the Wave Lease - Hawkins said the RTW lease is up for renewal on 4/1/2025. The commissioners discussed an appropriate rent increase. Hawkins pointed out that the current rent of \$1,550 per month was negotiated as part of a lease extension through 3/31/2025 and that it is \$500 per month less than what was negotiated in the original lease. The commissioners agreed that the new rent should consider cost increases paid by the SBVD such as water, property taxes, installing a new alarm system and a clause to address the tenant's late rent payments. Hawkins will start work on the terms of the new lease.

### **OTHER BUSINESS**

The Commissioners announced they would be entering a Non-Public Session at 7:30 PM.

**Motion to enter a Non-Public Session authorized under NH RSA 91-A-3, II**

**Motion made by:**

**Don Hawkins**

**Motion seconded by:**

**Ed David**

**Motion passed unanimously by voice vote.**

**The meeting was adjourned at 7:30 PM**

**The next SBVD Commissioners meeting will be held on Wednesday, January 8, 2025 at 6:00 PM in the SBVD meeting room.**

Submitted by,

Don Hawkins