

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
July 9, 2025**

PRESENT Ed David , Don Hawkins, George Corde, Steve Keaney, Rick Nardella

ABSENT

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

PUBLIC HEARING

Hawkins opened the public hearing at 7:00 PM and read the notice for the hearing.

Seabrook Beach Village District / Procedural Defect Meeting / August 13, 2025

Seabrook Beach Village District will hold a Procedural Defect Meeting to ratify the results of Article 6 of the April 22, 2025 Seabrook Beach Village District Annual Meeting. The meeting will be held at the Seabrook Beach Village District Building at 210 Ocean Blvd, Seabrook NH on August 13, 2025 at 7 PM. All documents are available for public inspection at the SBVD Building, 210 Ocean Blvd, Seabrook NH and at the Seabrook Post office during normal business hours.

Hawkins said that the NH DOR will not accept the SBVD budget because it was not posted in the format required by the NH DOR. The SBVD is required to schedule a Procedural Defect Meeting to reaffirm the original vote on the budget. Hawkins read a letter from the NH DOR (attached) outlining all the requirements to remedy the defect. He also read the Procedural Defect Warrant article (attached) that will be voted on at the meeting. The Warrant will be posted along with the letter from the NHDOR, the original Warrant used at the Annual Meeting and the MS 737 budget missing from the original posting. All documents are available for public inspection at the SBVD Building, 210 Ocean Blvd, Seabrook NH and at the Seabrook Post office during normal business hours. The SBVD will schedule the Procedural Defect Meeting for August 13, 2025. Hawkins reviewed the procedures for the meeting (attached) which are identical to those used for the Annual Meeting.

Hawkins asked if there were any questions or comments from the public. There were none.

**Motion to Approve Procedural Defect Warrant Article 1:
Motion Seconded by:
Motion Passed by voice vote.**

**Ed David
Don Hawkins**

Hawkins closed the public hearing at 7:15 PM

ELECTION OF OFFICERS AND COMMISSIONER ASSIGNMENTS

Ed David was nominated as SBVD Chairman by: Don Hawkins
The nomination was seconded by: George Corde
Ed David was elected SBVD Chairman by voice vote.

Hawkins passed out a listing of commissioner assignments (attached) for 2025 – 2026. After a short discussion the commissioners accepted the list as presented.

SECRETARY'S REPORT

Minutes of Commissioners Meeting on June 11, 2025 were distributed and reviewed.
The minutes were approved by voice vote.

Hawkins said he has collected all the documents to satisfy the Alfano Law PLLC Right-to-Know request. He has emailed the relevant emails to them and set up a meeting on July 16, 2025 for them to review the paper documents.

TREASURER'S REPORT

Rick Nardella reviewed the June 2025 financial reports including current period, YTD and PY financial figures.

2025	June	YTD	Prior YTD
Fee Income	\$3,813	\$36,444	\$71,023
Rental Income	1,650	9,500	9,295
Total Income	5,463	45,944	80,318
Total Expenses	3,282	25,673	33,837
Net Ordinary Income	2,181	20,271	46,481
Total Interest Income	2,398	14,297	12,278
Other Expense	0	0	0
Net Income	4,579	34,568	58,759

- Total cash in the SBVD checking and saving accounts was \$916,298 at the end of June 2025 vs. \$829,345 at the end of June 2024.
- The current month's revenues included \$5,463 fee income and \$1,650 rental income. Expenses were \$3,282. Interest income for the period was \$2,398. The net income was \$4,579.
- Rick and ED have completed transferring the SBVD financial records from QuickBooks Desktop to QuickBooks Online. The cost will be \$100 per month for 5 users.
- The commissioners were given the monthly disbursement form and bank statements for their review and approval.

- Hawkins told the audience the financial reports were available for review after the meeting.
- ED David said Mike Rurak will do the 2024 Audit.

Motion to accept Treasurer's Report:
Motion seconded by:

Ed David
George Corde

BUILDING INSPECTOR'S REPORT

Steve Keaney reported:

- The summer has started slowly which is more in line with the "old normal". There are a lot more homes on the market, one for over 200 days indicating a slow down in sales. Steve has issued 78 permits which is close to last year's number but the dollar value is much lower.
- There is no ZBA meeting scheduled for July.
- There is still one open ZBA position.
- Theresa Kyle said she has heard a lot of complaints about fireworks on the beach and that the PD did some enforcement over the July 4th holiday. Others at the meeting thought there were fewer fireworks this year than in recent years. Theresa also said there were two parking enforcements officers working this summer at the beach.
- Doris Sweet asked if the Markey lot was going to be divided into two lots. Steve said he didn't know.

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

Don Hawkins
George Corde

OLD BUSINESS

- **Building Maintenance:**
 - **Window Replacement:** Hawkins received a preliminary estimate from Jackson Lumber to replace eight window units on the north and east sides of the building. The cost of the windows alone will be about \$14,000. Installation cost could equal or exceed the window cost depending on the work that needs to be done. Jackson Lumber supplied the names of two contractors qualified to do the work. No action was taken during July.
- **Joint meeting with Seabrook BoS:** Ed David said he will contact the TM to discuss a future meeting. Hawkins said the recently completed Dunes Report should be discussed at the next meeting.

NEW BUSINESS

None

OTHER BUSINESS

- George Corde said he has not heard any adverse reaction to the BOS decision to eliminate the second Trash pickup at the beach. Others at the meeting disagreed.
- Vicki Sawyer said the next SBCA meeting will be on July 21, 2025. She also said that renters should be able to use parking plaquards at the transfer station. Theresa Kyle said there were daily transfer station passes available at the DPW offices.

The meeting was adjourned at 8:35 PM

The next SBVD Commissioners' meeting will be held on Wednesday, August 13, 2025 at 7:00 PM in the SBVD meeting room.

Submitted by,

Don Hawkins