

**SEABROOK BEACH VILLAGE DISTRICT
PROCEDURAL DEFECT MEETING MINUTES
AND COMMISSIONERS MEETING MINUTES
AUGUST 13, 2025**

PRESENT: Don Hawkins, Ed David, George Corde – Commissioners
Theresa Kyle –Moderator
Steve Keaney – Building Inspector
Rick Nardella - Treasurer
Christopher Perry Esq. – SBVD Attorney

ABSENT: Mike Rurak – Auditor

**PROCEDURAL DEFECT MEETING MINUTES
AUGUST 13, 2025**

The meeting was called to order at 7:00 PM. Theresa Kyle led the meeting in the Pledge of Allegiance. Kyle explained the rules of order to the meeting attendees and asked that the non-voters in the meeting sit in the designated area to make counting votes easier. Each voter was given a copy of the Procedural Defect Warrant and a copy of the NH DRA letter at check-in. Copies of the MS737 and the original Warrant were posted at the back of the room.

PROCEDURAL DEFECT WARRANT FOR 2025 - (Attached)

ARTICLE 1: To see if the district will vote to ratify the results of Article 6 of the April 22, 2025 Annual Meeting even though the posting requirements were not met.

The Moderator read the Procedural Defect Warrant article and read a letter from the NH DRA to help explain the background for the meeting. She explained that none of the information in the original warrant article has changed and that the vote to ratify the results of the original vote was necessary because the original budget was posted on the wrong form. The moderator asked if there were any comments or questions. There were none.

**The Moderator called for a vote on Article 1.
Article 1 passed by a hand vote.**

The Procedural Defect Meeting was adjourned at 7:10 PM

Twenty one (21) SBVD registered voters checked in to vote on the Procedural Defect Warrant.

Submitted by: Donald Hawkins, SBVD Acting Clerk

Ed David opened the SBVD Commissioners Meeting at 7:15 PM

SECRETARY'S REPORT

Minutes of Commissioners Meeting on July 9, 2025 were distributed and reviewed. The minutes were approved by voice vote.

Don Hawkins said he has collected all the documents required to satisfy the Alfano Law PLLC Right-to-Know request. He emailed the relevant emails documents to them and set up a meeting for them to review the paper documents. On July 16, 2025 a member of the Alfano law firm reviewed the paper documents at the SBVD meeting room. The Alfano representative took photos of the documents she was interested in. To date the SBVD has not had any further communication with the Alfano Law firm.

TREASURER'S REPORT

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

2025	July	YTD	Prior YTD
Fee Income	\$2,040	\$38,484	\$81,229
Rental Income	1,650	11,150	10,845
Total Income	3,690	49,634	92,074
Total Expenses	10,693	36,367	40,555
Net Ordinary Income	-7,003	13,267	51,519
Total Interest Income	2,489	16,786	14,440
Other Expense	0	0	0
Net Income	-4,514	30,053	65,959

- Total cash in the SBVD checking and saving accounts was \$905,776 at the end of July 2025 vs. \$836,545 at the end of July 2024.
- The current month's revenues included \$2,040 fee income and \$1,650 rental income. Expenses were \$10,693 which included once-a-year charges for insurance of \$2,724, property taxes of \$2,031 and annual meeting expenses of \$1,999. Interest income for the period was \$2,398. The net income for the month was a loss of \$4,514.
- The commissioners were given the monthly disbursement form and bank statements for their review and approval.
- David told the audience the financial reports were available for review after the meeting.

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

Ed David
Don Hawkins

BUILDING INSPECTOR'S REPORT

Steve Keaney reported:

- Permit activity has slowed down considerably compared to the last three or four years. The total number of permits is down slightly but the dollar value is down considerably because the number of new houses is down. Steve expects two new applications for houses on Tilton Street in the next couple of months. There is also potential for two new homes on Atlantic Ave by year end.
- Houses for sale at the beach are staying on the market longer this year compared to prior years. One house has been listed for sale for over a year.
- There is no ZBA case scheduled for August.
- There is still one open ZBA position.

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

Ed David
George Corde

OLD BUSINESS

- **Building Maintenance:**
 - **Window Replacement:** No action was taken during July.
- **Joint meeting with Seabrook BoS:**
 - Ed David said he did not think a meeting with the selectmen would be possible in the next couple weeks due to their heavy workload with contracts and the budget. Ed will contact the TM to discuss a future meeting.
 - Ed reminded the meeting attendees that driveway applications must now be approved by the selectmen not the DPW.
 - Beach parking remains an issue. Apparently, some residents are copying parking placards and giving them to their guests and friends. Also there seems to be very little parking enforcement taking place.
 - Steve Keaney reminded residents that the Town has a new water hookup charge for new and significantly improved homes in Seabrook that is based on the number of bedrooms. The charge could cost homeowners thousands of dollars. He said he thought the charge was unjustified for existing properties that have been paying water bills and property taxes for years. Mike Brown asked why the charge was necessary since the voters just approved eighteen million dollars for water and sewer upgrades.

NEW BUSINESS

None

OTHER BUSINESS

- Many people attended the meeting who wanted to talk about fireworks, loud parties on the beach at night, fires on the beach and one trash pickup per week. They most wanted to talk about the lack of enforcement on all these issues by the by the Seabrook PD and ways to improve the situation.
- Arlie Green complained about fireworks and loud parties on the beach. He has been told by the Seabrook PD that they are short seven officers and that they don't have enough officers to do more enforcement. Green suggested they hire police details to cover the beach and was told it was not in the PD budget. He asked if the SBVD could pay for the police details. Don Hawkins responded that the beach, dunes and roadways were owned by the town and it was the town's responsibility to pay for policing. Hawkins suggested the PD needs to fix their manning shortage and not ask SBVD residents to pay twice for a service they already pay for through their taxes. Green asked what the SBVD reserve was supposed to be used for. He was told that the reserve fund was intended to offset future SBVD expenses so SBVD residents would not have to pay a District Tax like the one charged in Hampton. Further discussions on police details and other ways to increase enforcement followed with no resolution.
- Amy Duva said the SBVD residents needed to call the police to report fireworks and bonfires on the beach, that the whole community had to work together to identify the people violating the town laws. Amy also noted that many of the no fishing and no dogs on the beach signs are missing.
- Kim LaFrance said there were many people being dropped off by buses and Ubers at Seabrook Beach to avoid the cost of parking in Hampton. This led to a discussion of charging for parking at the Ocean Blvd parking lot which is partially owned by the State and partially owned by the Town.
- Mike Duquette said people were parking overnight and living out of their cars in the Ocean Blvd lot. He said there should be no overnight parking in that lot. The people using the lot throw their trash on the ground because there are no barrels this year. He has complained to the PD but has seen no enforcement.
- One attendee noted that Seabrook Beach is being advertised on Trip Advisor as a hidden gem which may be the reason so many people are using the beach who do not live in Seabrook.
- Another resident asked what happened to the money saved by eliminating the second trash pickup at the beach. Why can't that be used for police details
- A third resident suggested forming a committee of town department heads and residents to tackle some of these problems.
- Ed David finished by telling the audience the issues brought up at the meeting should be addressed to the Selectmen and the best way to do that is to bring a group of residents to the selectmen meetings and ask to have your issues addressed.
- Vicki Sawyer reminded the audience there is a SBCA meeting scheduled for Monday, August 18th at 7:00 PM in the SBVD meeting room and that the Selectmen were scheduled to speak and answer questions. She encouraged all to attend.

The meeting was adjourned at 8:35 PM

The next SBVD Commissioners' meeting has been changed from Wednesday September 10, 2025 to Monday September 15, 2025 at 7:00 PM in the SBVD meeting room.

Submitted by,

Don Hawkins