

**SEABROOK BEACH VILLAGE DISTRICT  
COMMISSIONERS MEETING MINUTES  
SEPTEMBER 15, 2025**

**PRESENT:** Don Hawkins, Ed David, George Corde – Commissioners  
Theresa Kyle –Moderator  
Steve Keaney – Building Inspector  
Rick Nardella - Treasurer

**ABSENT:** Mike Rurak – Auditor

The meeting was called to order at 7:00 PM. Ed David led the meeting in the pledge of Allegiance.

**SECRETARY’S REPORT**

The minutes of the Procedural Defect Meeting on August 13, 2025 were distributed and reviewed. The minutes were approved by voice vote.

Minutes of Commissioners Meeting on August 13, 2025 were distributed and reviewed. The minutes were approved by voice vote.

**TREASURER’S REPORT**

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

2025	August	YTD	Prior YTD
Fee Income	\$1,020	\$39,504	\$83,189
Rental Income	1,650	12,800	12,395
<b>Total Income</b>	<b>2,670</b>	<b>52,304</b>	<b>95,584</b>
Total Expenses	3,750	40,117	45,826
Net Ordinary Income	-1,080	12,187	49,758
Total Interest Income	1,952	18,738	16,597
Other Expense	0	0	34,015
<b>Net Income</b>	<b>872</b>	<b>30,925</b>	<b>32,340</b>

- Total cash in the SBVD checking and saving accounts was \$907,068 at the end of August 2025 vs. \$802,926 at the end of August 2024.
- The current month’s revenues included \$1,020 fee income and \$1,650 rental income. Expenses were \$3,750. Interest income for the period was \$1,950. The net income for the month was \$872

- Ed David noted Fee income was down \$43,000 from prior year.
- The commissioners were given the monthly disbursement form and bank statements for their review and approval.
- Ed 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**  
**George Corde**

## **BUILDING INSPECTOR'S REPORT**

Steve Keaney reported:

- He expects permit activity to pick up this fall. He anticipates permitting two houses on Tilton Street and one on Atlantic Ave. Development of the Markey lot is not expected this year.
- Don Hawkins said he received a second Right to Know request from Alfano Law LLC on 9/15/2025 and expected to respond by week's end.
- There are no ZBA meetings scheduled for September or October.

**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 taken during August.
- **Joint meeting with Seabrook BoS:**
  - Ed David said he has been in touch with the TM to set up a meeting with the BoS. The TM offered three dates. The commissioners agreed to an afternoon meeting on September 25<sup>th</sup>.

## **NEW BUSINESS**

None

## **OTHER BUSINESS**

- **Tenant Issues:**
  - George Corde said there was a leak of some kind that damaged a ceiling tile in the Ground Swell rear kitchen area. He did not know the source of the leak. It could be a roof issue or it could have come from the drain vent next to the sink. Steve said he would talk to a plumber to determine the source of the leak. Ground Swell is closed for the winter.

- George also reported that the tenants wanted to reopen discussions on installing an awning outside the Ground Swell service window, improving outdoor lighting, snow plowing, front signage and painting a mural on the back of the building.
- **Issues to bring up at the meeting with BoS.**
  - Vicki Sawyer questioned the BoS position that they had no money for police patrols noting they just approved the purchase of a new gazebo for one of the parks in town. How can they afford to spend money on a gazebo and ignore public safety issues?
  - Ed David said parking placards are being copied and no tickets are being issued by the parking enforcement officer.
  - Is speeding on Rt. 1A a state or a town enforcement issue? Who receives the money collected from speeding tickets?
  - Why doesn't the Town or State charge for parking on the north end of the Seabrook Harbor lot? It is used primarily by MA residents to avoid Hampton parking fees.

**The meeting was adjourned at 8:10 PM**

**The next SBVD Commissioners meeting will be Wednesday, October 8, 2025 at 7:00 PM in the SBVD meeting room.**

Submitted by,

Don Hawkins