

**SEABROOK BEACH VILLAGE DISTRICT
COMMISSIONERS MEETING MINUTES
October 8, 2025**

PRESENT: Ed David, Don Hawkins, George Corde – Commissioners
Rick Nardella - Treasurer

ABSENT: Steve Keaney – Building Inspector

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

SECRETARY'S REPORT

Minutes of Commissioners Meeting on September 15, 2025 were distributed and reviewed. The minutes were approved by voice vote.

TREASURER'S REPORT

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

2025	September	YTD	Prior YTD
Fee Income	\$11,970	\$51,474	\$99,485
Rental Income	1,650	14,450	13,945
Total Income	13,620	65,924	113,430
Total Expenses	5,072	45,188	57,548
Net Ordinary Income	8,548	20,736	55,882
Total Interest Income	2,413	21,689	18,591
Other Expense	0	0	34,015
Net Income	10,961	42,425	40,458

- Total cash in the SBVD checking and saving accounts was \$918,568 at the end of September 2025 vs. \$811,463 at the end of September 2024.
- The current month's revenues included \$11,970 fee income and \$1,650 rental income. Expenses were \$5,072. Interest income for the period was \$2,413. The net income for the month was \$10,961. There were no extraordinary expenses in the period.
- Ed David said the SBVD Audit will be done soon.
- 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:

Ed David

Motion seconded by:

Don Hawkins

The motion passed by voice vote.

BUILDING INSPECTOR'S REPORT

- The Building Inspector is on vacation so there is no report for October.
- Ed David asked Bob Preston to comment on the lit sign at the Chubba-Wubba store. Bob Preston said the lighted sign has been in use for the last 20 years. He said he has a letter from the owner of the Ida Mae's Deli saying it has been in use for the last 21 years. Bob said Charlie Preston told him the sign had been in use on his coffee shop before Ida Mae's opened. Ed David said the SBVD ZBA denied a variance request for the lighted sign in 1983. Bob said he just wants to give Chubba-Wubba's a chance to be successful. Ed said he thought it would be appropriate to continue the discussion when the building inspector returns from vacation.

OLD BUSINESS

- **Building Maintenance:**
 - Window Replacement: George Corde said he met with Don Hawkins to better understand the scope of the project and the actions that have been taken. George has been in touch with three contractors, the first is scheduled to come out and look at the job in the next couple weeks and provide a quote. The second is heading to Florida for the winter but said he would install the windows for \$350 each. Hawkins said it is important that the contractors understand they will be measuring, buying and installing the windows. The SBVD should not buy the windows because if there is a problem the contractor will have an opportunity to say it is not his responsibility. This should be a turnkey job. The third contractor has not returned George's call
 - Rental Unit water Leak: George Corde said the BI was going to contact a plumber to determine the cause of the leak.
- **Alfano Law Right-to-Know Request:** Hawkins said the second Right-to-Know request from Alfano Law has been answered. They have been invited to inspect the files for the three properties in question but have not yet scheduled a date. Hawkins said the SBVD recently received a package from Alfano Law containing a "Petition to Appeal Denial of Standard Drudge and Fill Wetlands Permit Application. The property in question is 123 Atlantic Ave, Seabrook NH. Hawkins said he did not think the appeal involved the SBVD but would check with our lawyers to confirm the SBVD is not involved.

- **Joint meeting with Seabrook BoS:**

- Ed David said the SBVD commissioners met with the Seabrook BOS and TM on September 25th to discuss SBVD Zoning Changes, Beach Parking, and the RPC Dunes Report issued in June 2025. Ed thought the meeting was cordial with a good exchange of information. The BOS and the Commissioners agreed to meet every 6 months to address common issues. Not a lot was decided at the meeting but the TM made it clear that property owners are not allowed to build or plant anything on the town land that abuts the home owner's property. The BOS asked the commissioners if they would be willing to share the cost of improving the beach paths. Hawkins said he would have a problem spending SBVD funds on property owned by the Town. Ed David said he would bring the idea back to discuss at the SBVD October meeting.
- At the October meeting Ed David brought up the idea of sharing costs 50/50 with Town to maintain the beach paths. He thought we should include \$20,000 in the 2026 budget for beach safety and path maintenance as long as the Town does the same. Also the commissioners would have to agree on the repairs being proposed before they would commit to spending any of the money. Doris Sweet said she did not agree with spending SBVD funds on Town of Seabrook projects. It is already included in her taxes. Joe Giuffre said Seabrook voters have repeatedly voted NO on warrant articles to repair the pathways. Also the Town has mismanaged the dunes and has never implemented the Beach Management Plan accepted by the BOS over ten years ago. Joe said he is not in favor of paying for half the path maintenance costs. He wants the rip tide signs replaced because they are all faded and unreadable. An audience member thought SBVD should ask new home owners to contribute to the cost of Mobi-mats.

NEW BUSINESS

- Ed David asked if the Commissioners would support "Coffee with the Cops" and Fire Fighters before the March Town Meeting so the two groups would have a chance to talk directly to the voters at the beach about manning shortages and the need to increase the number of Police Officers and Fire Fighters in Seabrook. The Commissioners agreed.
- Ed asked Rick Nardella to prepare a preliminary 2026 budget for discussion at the November meeting.
- Ed said he will be away for the January and February 2026 meetings and asked if we wanted to cancel them or hold them with just two commissioners. Hawkins said they should check the Annual Meeting calendar before deciding whether to cancel the meetings. Hawkins will create the 2026 calendar for the next meeting.

OTHER BUSINESS None

NON PUBLIC SESSION

The Commissioners announced they would be entering a Non Public Session at 8:00 PM

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

Motion made by:

Ed David

Motion seconded by:

Don Hawkins

Motion passed unanimously by voice vote.

Ed David - Yes

Don Hawkins – Yes

George Corde - Yes

The meeting was adjourned at 7:55 PM

The next SBVD Commissioners meeting will be Wednesday, November 12, 2025 at 7:00 PM in the SBVD meeting room.

Submitted by,

Don Hawkins