

**SEABROOK BEACH VILLAGE DISTRICT
COMMISSIONERS MEETING MINUTES
November 12, 2025**

PRESENT: Ed David, Don Hawkins - Commissioners
Steve Keaney – Building Inspector
Mike Rurak - Auditor

ABSENT: Rick Nardella – Treasurer
George Corde – Commissioner

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 October 8, 2025 were distributed and reviewed. The minutes were approved by voice vote.

TREASURER’S REPORT

Ed David reviewed the October 2025 financial reports including current period, YTD and PY financial figures.

2025	October	YTD	Prior YTD
Fee Income	\$1,240	\$52,714	\$138,625
Rental Income	1,650	16,100	15,495
Total Income	2,890	68,814	154,120
Total Expenses	4,036	49,225	61,312
Net Ordinary Income	-1,146	19,589	92,808
Total Interest Income	2,498	24,188	20,594
Other Expense	0	0	34,015
Net Income	1,352	43,777	79,387

- Total cash in the SBVD checking and saving accounts was \$919,920 at the end of October 2025 vs. \$850,392 at the end of October 2024.
- The current month’s revenues included \$1,240 fee income and \$1,650 rental income. Expenses were \$4,036. Interest income for the period was \$2,498. The net income for the month was \$1,352. There were no extraordinary expenses in the period.
- Mike Rurak said the SBVD Audit has been completed with no issues.

- 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:

Don Hawkins

Motion seconded by:

Ed David

The motion passed by voice vote.

BUILDING INSPECTOR’S REPORT

- Steve Keaney said Mary Willet has been in the hospital and wished her a speedy recovery.
- Permit activity has been significantly slower than in recent years but still higher than pre-pandemic years. Steve expects to receive a permit application before year end for a house on Atlantic Ave that has been delayed due to a DES permit dispute.
- There are no ZBA cases scheduled for November.
- The next PB meeting is scheduled for December 8, 2025
- 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. Steve Keaney disagreed and said he drives by that store every day and the lights have not been on except recently. Steve said there was a ZBA case in 1983 that denied a request for variance to use the lighted sign. There is no record of approval in our files after that date. Steve said neither the Commissioners nor the Building Inspector can approve the use of a back lighted sign in violation of SBVD zoning. Bob’s only option is to apply to the ZBA for a variance. Bob said he thought Steve had been heavy handed denying the use of back-lit signs for Overboard and the Real Estate office and the general store. Steve said he was reacting to Bob’s brother Charlie continuously turning the sign lights on and off even after being notified they were in violation of SBVD zoning. Ed David said Bob’s best option is to go to the ZBA for a variance. Ed asked if a meeting could be scheduled for December.

OLD BUSINESS

- **Building Maintenance:**
 - **Window Replacement:** George Corde has three quotes for the windows but each has quoted a different window provider. Steve Keaney said he is not in favor of Pella Windows because of their history of law suits for leaks. The commissioners agreed to ask the contractors to quote sliders rather than awning windows.
 - **Rental Unit water Leak:** No update on the cause of the leak.
- **Televised Future meetings:** No activity

- **Alfano Law “Petition to Appeal Denial of Standard Drudge and Fill Wetlands Permit Application.”** 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 has checked with our lawyers who confirmed the SBVD is not involved.
- **Joint meeting with Seabrook BoS:**
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 will have to agree on the repairs being proposed before they would commit to spending any of the money. In the most recent iteration of the Seabrook budget no money has been added for beach path maintenance. Hawkins said the SBVD should not put money in the SBVD budget if the Town does not match the amount.

NEW BUSINESS

- **Coffee with the Cops and Fire Fighters before the March Town Meeting.** Ed David said he has been in touch with the TM but has not received a date. He asked if he should contact the Chiefs of Police and Fire to move things along. The Commissioners agreed.
- **Budget Draft:** Rick Nardella prepared a 2026 budget draft but no action was taken. A detailed review will be scheduled for December.
- **Beach Signs:** At the November meeting Joe Giuffre said a number of Rip Tide signs were faded and unreadable. The commissioners agreed to get a list of the affected signs and order replacements for next summer.
- **Winter Meeting Thoughts:** Ed 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 he checked the annual meeting calendar and there are no date conflicts but recommended we hold at least one of the meetings to ensure we cover everything that has to be done for the annual meeting. Ed said he could attend remotely if necessary.

OTHER BUSINESS None

The meeting was adjourned at 7:45 PM

The next SBVD Commissioners meeting will be Wednesday, December 10, 2025 at 7:00 PM in the SBVD meeting room.

Submitted by,

Don Hawkins