

**SEABROOK BEACH VILLAGE DISTRICT  
COMMISSIONERS MEETING MINUTES  
December 10, 2025**

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

**ABSENT:** None

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 November 12, 2025 were distributed and reviewed. The minutes were approved by voice vote.

**TREASURER’S REPORT**

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

2025	November	YTD	Prior YTD
Fee Income	\$48,803	\$101,517	\$141,680
Rental Income	1,650	17,750	17,045
<b>Total Income</b>	<b>50,453</b>	<b>119,267</b>	<b>158,725</b>
Total Expenses	4,495	53,720	66,363
Net Ordinary Income	45,958	65,547	92,362
Total Interest Income	2,445	26,633	22,537
Other Expense	0	0	34,015
<b>Net Income</b>	<b>48,403</b>	<b>92,180</b>	<b>80,884</b>

- Total cash in the SBVD checking and saving accounts was \$968,323 at the end of November 2025 vs. \$851,890 at the end of November 2024.
- The current month’s revenues included \$48,803 fee income and \$1,650 rental income. Expenses were \$4,495. Interest income for the period was \$2,445. The net income for the month was \$48,403. There were no extraordinary expenses in the period.
- Rick told the commissioners he would be gone January, February and March.
- Budget Review: Rick presented his proposed 2026 budget line by line. The commissioners made several changes and finally agreed to a total budget of \$139,550.

Rick will make the changes and forward it to the Seabrook Budget Committee so they can vote on it at their December meeting.

**Motion to accept the 2026 budget of \$139,550**

**Motion seconded by:**

**The motion passed by voice vote.**

**Ed David**

**Don Hawkins**

- 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.**

**Don Hawkins**

**Ed David**

### **BUILDING INSPECTOR'S REPORT**

- Steve Keaney said Mary Willet is home and in good but will not be coming back to work. Steve asked the commissioners consider some sort of recognition for her 25 + years of service.
- After an extremely busy month of November Steve reports very little activity so far in December and believes the year will end approximately the same as it is now.
- There are no ZBA meeting on the schedule.
- A PB meeting will have to be scheduled in January or February to hold a public hearing on Zoning changes proposed by the PB for Multi-family development in Zone 2 and ADU changes needed to comply with changes to RSAs the NH legislature voted in last summer.

**Motion to accept Treasurer's Report:**

**Motion seconded by:**

**The motion passed by voice vote.**

**Don Hawkins**

**Ed David**

### **OLD BUSINESS**

- **Building Maintenance:**
  - **Window Replacement:** The commissioners asked George Corde to have the contractors quote on sliders rather than the awning windows. George has all the quotes and is recommending the business be awarded to Kingman Construction. The commissioners agreed if they come in under \$25,000 and asked George to make sure the contract includes Azek or similar window trim. George said Kingman had also quoted on replacing the door and/or door transom in the Yoga studio. The commissioners agreed to include that work as well.
  - **Rental Unit water Leak:** George said the plumber is coming in on Friday to look at the leak in the Ground Swell space.

- **Televised Future meetings:** No activity
- **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. Ed David and Don Hawkins met with the TM on 12/10/25 to discuss whether the town budgeted any money for path maintenance. The TM admitted they had not but the Town did have funds available to do the work. The DPW has proposed fixing the Nashua pathway first. The commissioners disagreed and prioritized the Andover Street path. The town has already purchased the Trex. The Selectmen meet on Monday and will discuss their options to use the DPW or an outside contractor.
- **Coffee with the Cops and Fire Fighters:** Ed David said the meeting is scheduled for this Friday 12/12/2025 at 9:00AM. Vicki Sawyer has sent out an email inviting the beach residents to attend.

### NEW BUSINESS

- **Beach Signs:** At the November meeting Joe Giuffre said a number of Rip Tide signs were faded and unreadable. The commissioners agreed the spring was a better time to create the list of the affected signs.
- **Winter Meeting Thoughts:** Ed will be away for the January and February 2026. Rick will be away January, February and March. Hawkins said he checked the annual meeting calendar and there are no date conflicts so canceling the meetings is not a problem.

**Motion to cancel the January and February meetings: Ed David**  
**Motion Seconded by: Don Hawkins**  
**Motion passed by voice vote.**

OTHER BUSINESS None

**The meeting was adjourned at 7:45 PM**

**The next SBVD Commissioners meeting will be Wednesday, March 11, 2026 at 7:00 PM in the SBVD meeting room.**

Submitted by,

Don Hawkins