

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
January 11, 2016**

PRESENT Dick Maguire, Ted Xavier, Joe Giuffre
Don Hawkins, Steve Keaney, Mike Rurak

ABSENT None

The meeting was called to order at 7:00 PM. Dick Maguire led the meeting in the Pledge of Allegiance.

SECRETARY'S REPORT

Minutes of the December 14, 2015 meeting were distributed and reviewed.

Motion to accept Secretary's Report: **Ted Xavier**
Motion seconded: **Joe Giuffre**
Motion passed by voice vote.

TREASURER'S REPORT

Mike Rurak reported the December current period, YTD and PY financial figures.

2015	December	YTD	Prior YTD
Total Income	\$ 2,990	\$ 62,671	\$ 49,231
Total Expenses	6,285	67,123	60,608
Net Ordinary Income	(3,295)	(4,452)	(11,377)
Total Interest Income	31	353	365
Net Income	(3,264)	(4,099)	(11,012)

Total cash in the District checking and saving accounts was \$245,621 at the end of December 2015 vs. \$248,970 at the end of December 2014.

- December revenues were \$2,990 with expenses of \$6,285 and interest income of \$31 resulting in a Net Loss of \$3,264. The district purchased new chairs and tables during the period for \$1,819 and paid the once per year accounting bill of \$983.
- YTD revenues are \$62,671 with expenses of \$67,123 and interest income of \$353 resulting in a Net Loss of \$4,099 for the year. The roof on the district building was replaced in May at a cost of \$13,100.
- Dick Maguire asked about a \$7,300 permit issued in the first week of 2016 and noted it would have offset the 2015 loss. Mike Rurak said the permit was properly recorded in 2016.

- Mike said he was waiting for one plumbing bill to record in 2015 and that the final figures may be adjusted slightly.
- Mike mailed the notice to the NH DOR stating the district intends to use a locally appointed auditor rather than outside auditor in 2016.
- The commissioners were given the monthly disbursement approval forms and bank statements for their review and approval.
- Dick Maguire told the audience the financial reports were available for review after the meeting.

Motion to accept Treasurer’s Report:

Joe Giuffre

Motion seconded:

Ted Xavier

Motion passed unanimously by voice vote

BUILDING INSPECTOR’S REPORT

Steve Keaney reported:

- He tried to get all the deposits recorded for the end of 2015 but there was one large check for \$7,300 that came in after 12/31/15. Revenues for the first week of 2016 are over \$8,000.
- Steve is not expecting any other large projects in the near future.
- The complaint against the home owner on Ashland Street with the boat in his front setback has been filed and served. The district is requesting relief for past violations and an order against future violations. The home owner has not yet replied. Once he does there will be an allowed period to work out an agreement. If no agreement is reached it will go to court.
- The case on Portsmouth Ave addressing multiple dwellings and a parked RV in the setback has not advanced since last month. Steve is expecting a report from the lawyer by the end of January.
- There is a potential new ZBA case affecting three homes on Atlantic Ave where three independent land surveys all show conflicting lot lines. The surveyors cannot agree on where the lines should be located. One of the owners wants to expand his house and another owner wants to replace a fence which would be allowed by his survey but will violate his neighbor’s survey. Steve is asking if he should issue permits while the lines are in dispute. Henry Therriault, Dick Maguire and Ted Xavier all recommended that the neighbors settle their dispute before any permits are issued which may require the neighbors to settle it in court. Steve Keaney suggested that the ZBA could issue a variance that would allow Steve to issue a permit for the one home owner to add a second story. That would mean the building is a nonconforming structure which has other implications for the home owner.
- Steve sent letters to 16 – 17 home owners to set up inspections for their rental properties as part of the initial inspection phase.
- Mike Rurak said he learned the NH DOR is going after people who list their properties on “Rental by Owner” web sites but are not paying room and meals tax.

- Steve was asked to explain when a building permit is required. He said that any improvement costing \$400 or more requires a permit. Normal property maintenance and roof replacements do not require a permit.

Motion to accept Building Inspector's Report: Ted Xavier
Motion seconded: Joe Giuffre
Motion passed unanimously by voice vote

OLD BUSINESS

- A. Meeting with Town Manager, Police Chief and Fire Chief.** - Dick Maguire talked to Town Manager Manzi who said he is willing to meet with the Commissioners, Police and Fire to discuss their rental space needs at the beach for 2016. Dick will set up the meeting for the last week of the month.
- B. Presentation of 2016 SBVD budget to the Seabrook Budget Committee** – Last Thursday Dick Maguire presented the 2016 SBVD budget to the Budget Committee. He emphasized the SBVD is self finances and that the \$85,500 budget is the same as the 2015 budget. The Budget Committee approved the 2016 SBVD budget.

NEW BUSINESS

- A. Membership on the SBVD Zoning Board of Adjustment for 2016** – Dick Maguire handed out the list of current ZBA members and alternates. Henry Therriault noted the appointments are for three year terms which should be noted on the list. Dick agreed and said he would update the list for the next meeting to include staggered terms for the ZBA members and alternates.
- B. Confirmation of date and location for SBVD Annual Meeting 2016** – Dick Maguire confirmed the SBVD Annual Meeting would be held at the Seabrook Recreation Center on April 26, 2016.

OTHER BUSINESS - None

The meeting was adjourned.

Submitted by,

Don Hawkins