

# SEABROOK BEACH VILLAGE DISTRICT MEETING MINUTES

January 12, 2015

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

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 8, 2014 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 reviewed the treasurer's report for December 2014 including current period and YTD information.

| 2015                  | December | YTD       | Prior YTD |
|-----------------------|----------|-----------|-----------|
| Total Income          | \$4,079  | \$48,491  | \$81,788  |
| Total Expenses        | \$6,049  | \$60,609  | \$54,190  |
| Net Ordinary Income   | -\$1,970 | -\$12,117 | \$27,597  |
| Total Interest Income | \$31     | \$365     | \$1,421   |
| Net Income            | -\$1,939 | -\$11,752 | \$29,018  |

Total cash in the District checking and saving accounts was \$248,230 at the end of December 2014.

- December revenues were \$4,079 with expenses of \$6,049 and interest income of \$31 resulting in a Net Loss of \$1,939. Building repairs were higher than normal due to winterizing expenses.
- YTD revenues are \$48,491 with expenses of \$60,609 and interest income of \$365 resulting in a net loss of \$11,752.
- The YTD Net Income drop vs. PY is primarily due to a drop in building permit revenue of \$39,905, an increase in rental income of \$6,000 and an expense increase of \$6,400 for repairs, legal notices and utilities.
- Seabrook Scooter has paid rent through March 2015. The advanced payment was recorded as deferred income. Utility bills due from Seabrook Police and Seabrook

Scooter were booked as income and offset by a receivable. Joe Giuffre said we are still waiting for the final plumbing bill.

- One more deposit needs to be made which will change the final December Report.
- Steve Keaney said he has one new home permit that will be included in 2015 revenue.
- 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 has revised the building permit application to require fences and driveways be shown on the plans. This change is within his authority according to the zoning ordinance. Steve will also include a new checklist with the permit application that will indicate that applicants are also responsible for getting sewer, water, utility and driveway permits which will be required to be on file before and occupancy permit is issued.
- Steve received an email from FEMA that said the SBVD had been overlooked during the comment period for the new flood maps. The new maps will go into effect in September 2015. The SBVD will be given a 3 month comment period and the new SBVD flood maps will go into effect in December 2015. Theresa Kyle said residents have received letters from FEMA indicating that flood insurance for a primary residence can only go up \$50 per year. Flood insurance for part time residences can go up by 25% per year. Paperwork is available to declare you live in your primary residence more than 80% of the year which will limit the flood insurance increase to \$50.
- A new sub-division has been proposed for Groveland Street which will add three new lots and require changing house numbers. Dick Maguire noted that there are many discrepancies in house numbering throughout the beach and that Fire and Police must struggle to find the correct properties. Ted Xavier said an unsuccessful effort was made in 2011 to renumber the entire beach to eliminate confusion but the effort got little support from Police and Fire.
- Steve will set up a meeting with Jennifer Gilbert, FEMA Coordinator in NH to discuss how the new flood maps should be used before they are ratified and what impacts residents should expect from the flood insurance law changes.
- Seabrook Scooter has indicated they will renew their lease for another year starting in April 2015.

Motion to accept Building Inspector’s Report:

Joe Giuffre

Motion seconded:

Ted Xavier

Motion passed unanimously by voice vote

## **OLD BUSINESS**

### **A. Status of appeal of administrative decision re to property on Manchester Street**

Mr. Stone has requested a new extension until May 2015. Dick Maguire has asked Paul Doherty of Ashland Street and Peter Mitchell of Bristol Street to sit in as ZBA members in May to ensure there is a full board of 5 members available to hear the case. Dick said he was not aware of any communication between the lawyers of the different parties.

### **B. Establishment of SBVD budget for 2015**

Dick Maguire passed out the budget memo and figures he reviewed with the Seabrook Budget Committee last week. He pointed out that the SBVD does not receive any funds from the Town of Seabrook and that all expenses of the district are covered by building permit fees, rental income and if necessary a property tax on SBVD residents. That property tax has not been necessary for over a decade. Dick said the 2015 SBVD budget will be increased by \$10,000 from \$75,500 to \$85,500. The budget was increased by \$12,000 to repair or replace the roof on the district building. The RE tax line was reduced by \$1,500 because Seabrook Scooter will be paying the RE taxes on their store. A variety of other small changes made up the difference.

Motion to approve 2015 budget as presented

Ted Xavier

Motion seconded:

Joe Giuffre

Motion passed by voice vote

### **C. Use / rental of middle space in district building for 2015**

Joe Giuffre is still talking to Police and Emergency Management. The police are leaning to full time occupancy of the space. Neither has secured funding at this point. The police may have the option to use the Delesandro Fund. Giuffre said it will take \$12,000 to make repairs to the space. The PD will be given free rent for 2 years. The AC unit may have to be replaced by the district.

### **D. Review of driveway issue in the beach district by Town Manager et al.**

See building inspector report earlier.

## **NEW BUSINESS**

### **A. Potential legal issues in 2015**

- Stone Case – Will probably end up in court in 2015.
- McKenzie property remains out of compliance with zoning and will require legal action in 2015.
- Brian Gillis is taking legal action against a neighbor over a boundary and fence location. The case has been heard and is awaiting the judge's decision. The SBVD is not involved at this time but may have to become involved depending on the judge's decision. The commissioners need to meet with Attorney Morris after the judge makes a decision

**B. Identification of Zoning Changes for District Warrant and preparation of same**

- FEMA flood plain ordinance
- Rental property safety
- Seabrook Town Zone map

**C. Location of District's Annual Meeting, April 28, 2015**

- Dick Maguire will submit an application to use the Seabrook Rec Center. He will requested half the gym. Last year's meeting had 121 registered voters and many non-voters. The multi purpose room is an option up to 95 people.
- The Commissioners will have to develop a plan to separate the voters and non-voters

**OTHER BUSINESS**

- Seabrook Scooter paid their utility bill during the meeting.

The meeting was adjourned.

Submitted by,

Don Hawkins