

**SEABROOK BEACH VILLAGE DISTRICT  
MEETING MINUTES  
April 13, 2015**

**PRESENT** Dick Maguire, Joe Giuffre  
Don Hawkins, Steve Keaney

**ABSENT** Mike Rurak, Ted Xavier

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 March 9, 2015 meeting were distributed and reviewed.

Motion to accept Secretary's Report:	Joe Giuffre
Motion seconded:	Dick Maguire
Motion passed by voice vote.	

**TREASURER'S REPORT**

Dick Maguire reported the March current period and YTD figures in Mike Rurak's absents.

2015	March	YTD	Prior YTD
Total Income	\$ 3,410	\$ 11,020	\$ 6,855
Total Expenses	6,212	12,774	10,533
Net Ordinary Income	(2,802)	(1,754)	(3,678)
Total Interest Income	31	89	91
Net Income	(2,771)	(1,665)	(3,587)

Total cash in the District checking and saving accounts was \$245,062 at the end of March 2015.

- March revenues were \$3,410 with expenses of \$6,212 and interest income of \$31 resulting in a Net Loss of \$2,771. The only extraordinary expense in the period was \$3,066 for legal fees.
- YTD revenues are \$11,020 with expenses of \$12,774 and interest income of \$89 resulting in a Net Loss of \$3,587.
- Dick Maguire noted that even with no permit income in February, YTD results are better than prior year.
- 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:	Dick Maguire
Motion passed unanimously by voice vote	

**BUILDING INSPECTOR’S REPORT**

Steve Keaney reported:

- The first three months of 2015 have been better than the first three months of last year in terms of building permit revenue, in spite of the snow. Steve has ten permits that have not yet been recorded on his list.
- There is a new house going up at 364 Woodstock. Work maybe delayed due to legal reasons.
- There is one ZBA case scheduled for May which is the Stone Case. A second case for a new house on a narrow could possibly fall in May.
- Steve has scheduled a meeting with Attorney Morris to review the McKenzie property and issues with the rental units. The tax card showed 3 units in 1977 when the district was formed and now the property has 6 units with no permits issued for the new units.

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

**OLD BUSINESS**

**A. Rental issues for 2015**

Seabrook Scooter has renewed their lease with the same terms as last year. The commissioners have to approve and sign the lease. Seabrook Scooter will have their business license next week.

Motion to approve the new lease:	Joe Giuffre
Motion seconded by:	Dick Maguire
Motion passed by voice vote:	

Joe Giuffre still anticipates that the Seabrook Police, Fire or EM will occupy the open space in the building. Funds needed for the rental have not yet been identified. The Town Manager seems interested in the space. No work will start until May. The Police would like to be in the space when school gets out on June 21<sup>st</sup>.

## **B. Potential legal issues**

- Steve Keaney will meet with attorney Morris to discuss rental issues with the McKenzie properties. The white building has been approved for three rental units but now has 6.
- The next ZBA meeting is on Wednesday, May 20, 2015. Dick Maguire is trying to fill the empty alternate seats for that meeting.

## **C. 2015 Annual Meeting – April 28, 2015**

- **Location** - Dick Maguire said he talked to the Town Manager and that there would be no cost to the district if the commissioners decide to have the annual meeting in the Rec. Center. Dick reviewed the overcrowding problems at last year's meeting having 121 registered voters and a number of non-registered voters in the SBVD meeting room. Dick said the consensus of the commissioners was to hold the meeting at the Rec. Center to avoid the overcrowding problems.
- **Warrant Articles / zoning changes** – Dick Maguire read the Warrant articles and made a few comments about each.
  - He noted the budget was increased by \$10,000 to cover needed roof repairs on the building.
  - Steve Keaney explained that the new flood plain ordinance was just a wording change that is required by FEMA to ensure the district will be able to continue in the flood insurance program. The Town of Seabrook adopted a similar ordinance in March. New flood maps for the town will now go into effect in 2016. Steve took some time to explain changes in the new flood maps.
  - Steve also explained a new rental inspection ordinance and checklist was being added to the zoning in 2015. Steve said the inspections will ensure that rental properties meet the minimum safety requirements of the state of NH. There will be no new rental inspection fee but the fee for each property to have a CO will remain \$50. Implementation of the rental inspections will be gradual and may take a couple years to complete.
  - Joe Giuffre asked if it would be possible to have a guest speaker talk to the audience about the fishing industry problems affecting Seabrook. Theresa Kyle did not think it was a good idea to schedule another speaker after the Annual meeting because there may be limits on how late the Rec. Center can stay open and the primary reason for the meeting is to conduct the district's annual elections.

## **NEW BUSINESS** –

- A. **Plover season 2015.** The symbolic fences have been installed along the beach. Joe Giuffre will meet with NH Fish & Game representatives and the plover monitor on April

20<sup>th</sup>. The plovers have arrived back in Seabrook but are not yet nesting. The season has been delayed due to the very cold weather. Last year all the new chicks were killed by predators.

- B. Parking Regulations in SBVD in 2015.** The parking regulations at the beach will be the same as last year with the possible exception that there may be one placard issued per living unit rather than one per home with a maximum of 2 placards.

Motion to recommend the town allow 1 placard per unit with a maximum of 2 per house.

Dick Maguire

Motion Seconded:

Joe Giuffre

Motion passed by voice vote.

Dick Maguire will draft a letter to the Town Manager making the recommendation.

#### **OTHER BUSINESS** -

Joe Giuffre has quotes to reroof the building. Morrison Construction quoted \$14,000 and J. Carney quoted \$13,687.50. Both quotes use GAF Lifetime shingles, 6 ft of ice & water shield around the edges and in the valleys, all new flashing, and 8 inch aluminum drip edge. Carney will do the job for \$12,500 if we dispose of the old shingles. He can start next week and the job will take 1-2 days. Joe recommends the Carney bid of \$12,500.

Motion to sign a contract with J. Carney to reroof the District building:

Joe Giuffre

Motion Seconded:

Dick Maguire

Motion passed by voice vote.

The meeting was adjourned.

Submitted by,

Don Hawkins