

**Seascape Property Owner's Association
May 10, 2022, at 6:30pm
Evelyn Meador Library, Seabrook, TX**

Operational Meeting Minutes

- **Treasurer Matt Singer called the meeting to order at 6:51.** Board members present: Josh Perrella, Keri Eckhardt and new members Jesus Luna and Stephen Perry.
- **Guest Speaker Ed Klein from Seabrook City Council spoke to the group about HOA information, discussed building relationships with the city, city safety and legislative processes.**
- **Meeting Decorum:** Ron Larson at 613 Bay Club spoke about the condition of the house across the street from him. He's concerned about the blight and disrepair of the home. Board addressed.
- **Adoption of Minutes from April 12, 2022.** Matt Singer motioned, and Josh seconded the motion to approve minutes.
- **Treasurer's Report:**
 - Total Income: \$22,987.98
 - Total Expenses: \$2,960.92
 - Net Income: \$20,027
 - Total Assets: \$41,610.75
 - Total Unpaid dues: \$9,312.00
 - Setting-up new policy for unpaid/late dues – will be sending out letters
 - Starting in 2023 a processing fee will be assessed to cover costs of electronic payment on the website
- **Old Business:**
 - Pergola update: Josh Perrella needs final proceeds to complete project. Ron Larson of 613 Bay Club offered to cover the cost to finish.
 - Keri Eckhardt to continue discussion with Jennifer at Crown Trophy and the city to replace Seascape II signage.
 - Josh Perrella and Matt Singer getting quotes for pier repair – discussed using old wood; Ron Larson of 613 Bay Club suggested using old wood until we have no more.

- **New Business:**
 - Board positions available – Chairman/Architectural Chair/Trustee
 - Jesus Luna (4309 N Heron) and Stephen Perry (4402 N Heron) inducted onto the board for the remainder of 2022. Both introduced themselves.
Matt Singer made motion to make them members, Josh Perrella seconded the motion. Positions to be assigned and announced at next board meeting.
 - New attorney Kyle Dixon to represent us for deed violation/late fees – attorney will charge per account.
 - “Deed enforcement” company needed for deed violations. Josh Perrella called several companies, but it was very costly. We need to find an individual to do the job. Jesus Luna and Josh Perrella will continue the search. Pay \$100 month.
 - Acquire debit card for board expenses.
 - Josh Perrella talked to Ed Klein and the Seabrook City Manager to start a Super HOA – Josh will continue to work with the city.
 - Community garage sale May 14, 2022 – organized by Amy Perrella
 - Discussed Park/pier clean-up/cook-out/potluck.
 - Jesus Luna announced that he’s organizing movie night in the park for Friday nights, more details to follow.

- Next meeting will be held June 14, 2022, at 6:30pm at the Evelyn Meador Library.

- **Meeting adjourned at 7:43pm**, motioned by Matt Singer and Josh Perrella seconded the motion.