

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
November 9, 2015**

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 October 12, 2015 meeting were distributed and reviewed.

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

TREASURER'S REPORT

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

2015	October	YTD	Prior YTD
Total Income	\$ 5,778	\$ 55,680	\$ 41,333
Total Expenses	2,874	57,383	51,456
Net Ordinary Income	2,904	(1,703)	(10,123)
Total Interest Income	31	292	304
Net Income	2,935	(1,411)	(9,819)

Total cash in the District checking and saving accounts was \$249,809 at the end of October 2015 vs. \$251,674 at the end of October 2014.

- October revenues were \$5,778 with expenses of \$2,904 and interest income of \$31 resulting in a Net income of \$2,935. There were no extraordinary expenses in October.
- YTD revenues are \$55,680 with expenses of \$57,383 and interest income of \$292 resulting in a Net Loss of \$1,411. The roof on the district building was replaced in May at a cost of \$13,100. The roof replacement and higher than normal legal fees of \$8,946 account for the \$1,411 YTD Net Loss.
- Ted Xavier noted without the roof replacement the district would be well ahead of prior year.
- Joe Giuffre said the renters expect to sign a lease for next 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:

Ted Xavier

Motion passed unanimously by voice vote

BUILDING INSPECTOR’S REPORT

Steve Keaney reported:

- October was a good month for building permits. He issued a permit for a new home at 115 Atlantic Ave and said there is a possibility for a house on Manchester Street next month.
- There are no ZBA cases on the schedule. He will check with the ZBA members to determine their travel plans for the winter months.
- There is a 2 family home on New Hampshire Street that had its CO revoked in 2012. It has been empty for over 3 years which means it reverts to a single family home unless the ZBA approves a request for two family status.
- Dick Maguire asked about the status of the McKenzie property. Steve said they are repairing the decks and then he will inspect the interior for compliance with rental occupancy. He said the problem of storing the motor home in the setback is another issue that has been referred to the lawyer.
- The paperwork for the Ashland Street resident storing a boat in the front setback has been sent to the Sheriff for enforcement. Joe Giuffre asked if there were any other boats being stored in violation of the ordinance. Steve said there were a couple cases but they were short term and have been moved.

Motion to accept Building Inspector’s Report:

Ted Xavier

Motion seconded:

Joe Giuffre

Motion passed unanimously by voice vote

OLD BUSINESS

- A. Approval of “form” for rental unit inspections in the SBVD** – Steve Keaney handed out the new “Certificate of Occupancy for Rental Units” form. He reviewed the components and explained there will be a three year phase in for rental unit inspections. A notice will be sent to all rental property owners and realtors explaining the schedule and phase in. It will be up to the property owner to schedule the inspection. The owner will then have 30 days to comply with any required safety changes. The items that will

be inspected are listed on the form and include normal safety items currently required by NH State Building Codes. Steve was asked if he shared building permit information with the Seabrook Assessor's office. He replied that every building permit is forwarded to the Assessor's office.

Motion to accept Certificate of Occupancy for Rental Units: Joe Giuffre
Motion seconded: Ted Xavier
Motion passed unanimously by voice vote

B. Approval of "fee" for rental inspection in the SBVD.

Motion to affirm fee of \$60 for rental inspection and Rental Certificate of Occupancy in the SBVD: Ted Xavier
Motion seconded: Joe Giuffre
Motion passed unanimously by voice vote

NEW BUSINESS

- A. Budget planning for SBVD 2016** – Dick Maguire handed out the 2015 budget and YTD spending figures to the commissioners. They agreed to meet next Monday to discuss the budget lines in more detail and to finalize the budget at the December 2015 meeting. Dick said he will call attorney Morris for his final 2015 bill.
- B. Use of middle unit in the SBVD building in 2016** – The town did not put any money in the Seabrook 2016 budget for renting space in the SBVD building. The PD would still like to use the building rent free and pay only for utilities as they did in 2015. Joe Giuffre said the space will be winterized next week. He noted some work could be done inside the unit and then try to find another renter next year. Dick Maguire suggested advertising the unit with local RE agencies.
- C. Tides to Storm vulnerability assessment, adaptation, and implementation** – Joe Giuffre talked about the dunes restoration project that took place on November 5th and 7th. Over 2000 dune grass plants were harvested in the Seabrook dunes east of Rt. 1A and replanted in the dunes north of the Fisherman's Coop.

OTHER BUSINESS

- The Commissioners received a letter on October 26th from John Starkey, Seabrook DPW manager stating that the town rented a mini backhoe and has completed digging out all the walkways to the beach. This project was initiated after comments made at a SBCA meeting relating to the need for better path maintenance.

- Dick Maguire reported that the town will undertake a town wide property revaluation in 2016 with the aim of taking properties from the current 91% of actual value to 98% of actual value. Periodic revaluations are required by state law.
- Joe Giuffre suggested the Commissioners request a meeting with the Town Manager to discuss Police and Fire coverage at the beach in 2016. Dick Maguire will make the request.

The meeting was adjourned.

Submitted by,

Don Hawkins