**Date: June 2, 2018**

**Location: Lewes Library 9:45AM – 11:00AM**

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Meeting called to order at 10:00AM

Attending Board Members: Kathy Davison, Jay Abel, Lorie Seaman, Nick Pereira, Joanne Kempton, Rusty Rodgers, Nancy Hecker and John Luzzi.

Thirty-six (36) residents in attendance with forty (40) proxies

Coffee and light breakfast items were served. Information table available.

Motion to approve the 2017 Annual Meeting Minutes made by Rusty Rodgers and Joanne Kempton seconded.

**PRESIDENTS REMARKS:**

The appointed Board was introduced, and thanked for their recent efforts.

**TREASURER REPORT:** Joanne Kempton

* Budget of 2017 was discussed and compared to current 2018 financials; details distributed to residents with their agendas. Some reasons for current deficit are:
	+ Snow removal has not been disbursed yet.
	+ Insurance paid in full for year
	+ Legal fees
* Audit has been completed for 2017. Auditor would not give a formal official letter but no anomalies were found worth investigating.
* 8 homeowners are still overdue and have been notified they have 15 days to pay or liens will be placed on their homes.

Q: Resident would like Balance Sheet posted to website

R: Balance Sheet is posted

Q: What law firm are we using?

R: Parkowski, Guerke, and Swayze

**COMMITTEE REPORTS**:

* Website: Nick Pereira
	+ Removal of email and personal information to protect privacy
	+ Open access – no login for access to covenants, ARB, etc.
	+ Posted meeting notes
	+ Email address directly to Board
	+ All achieves are posted and available
	+ We will keep current webmaster and review again in 2019
	+ 97% of database is now accurate. This was archived by website, mailings, and follow-up by Board.

Q: Where were names removed from website?

R: To protect privacy

Q: Do we know all the homes renting?

R: Still trying to get a hold on this; Property Management Co did not send out forms with annual dues notice. No tracking for number of years. MaryAnn Jachym and Kathy Davison will continue this project after the Annual Meeting.

Q: How many homes sold over the year and for how much?

R: Will address later in meeting.

* Mailing Committee: Lorie Seaman
	+ There have been several mailings the last few months to get residents information and in preparation for voting, and annual meeting.
	+ Thanks to all the help and support from residents (publicly acknowledged them).
* ARB Review: Kathy Davison
	+ The last page of the new booklet of the Covenants, the address is not correct and lists the old management company. If you have any changes, please contact the Board directly via the website.

**NEW BUSINESS:**

* 97% of the resident database is accurate.
* Yard Sale – due to inclement weather only 7 residents participated on Friday, and 12 residents on Saturday.
* Two additional No Parking signs have been replaced and posted due to thief and one was destroyed. We have these signs per the insurance company because Sandy Brae does not own those small tracks of land at the end of some streets in Sandy Brae.
* Neighborhood Watch signs were reconstructed by Jay Abel, and now appear on all entrances to Sandy Brae.
* Beautification Project led by Jay Abel is still underway. We plan to have quotes for the entrances around our signs to enhance the appearance.
* 8 homes have been sold in Sandy Brae from July 2017 to May 2018. The average price was $272,752.00. Most home sold within 90 days. For an older community, Sandy Brae still continues to be a good value in Lewes with large lots, great location, no amenities, streets owned by the State, and low HOA fees. However, realtors have noted that the residents need to be taking better care of their homes, as this will drive values up or down. Highest home was $323K and lowest was $225K; this does not include any foreclosures or short sales.

**Election of Officers:**

Current Vice-President, Jay Abel, chaired the Nomination and Election Committee. He thanked the residents that helped in the tabulations. The following residents have been nominated and elected: Kathy Davison, Jay Abel, Lorie Seaman, Nick Pereira, Joanne Kempton, Rusty Rodgers, John Luzzi, MaryAnn Jachym and Shellie DiLauro. The new Board will meet on June 11, 2018 to assign roles and years of service according to the new covenants. Nancy Hecker has become an honoree Board Member.

**QUESTIONS FROM RESIDENTS:**

Q: Can we have lights or better lights on the signs?

R: There are no solar lights affordable that can illuminate the signs. Only other option would be to have nearest residents have electric tapped from their homes to power lights and that is not going to happen.

Q: Corner homes, the ends of these units are becoming ruined by passing cars.

R: there is nothing the Board can do to prevent this. Placing rocks or other diversions are not legal, and if a car is ruined due to them, there may be legal complications. HOA is very limited on what they can and cannot do because we do not own the streets.

Q: Is there a way for police activity to be known in Sandy Brae?

R: According to the past Board and Property Management Co they did not indicate there were any issues. Kathy Davison and other Board members, however, will meet with Troop 7 and Troop 4 to discuss current activity in Sandy Brae. If there were any issues, it would be posted on the website and communicated to the community.

Q: Speed Limit should be reduced.

R: there is discussion of placing speed shelf’s on some of our streets. This is being discussed with DelDot. Streets with highest traffic are Linden and Beech. This is all a DelDot issue as we do not own our streets. The community will be totally involved in this decision before any type of speed impairment is installed.

Q: High degree of dog (pet) waste – can something be done? Also, litter in the streets.

R: Board has stated on website and Facebook to pick-up after your pets. Suggestion if you see someone not picking up after their pets, say something. As for trash, sometimes this happens from garbage trucks, or passer by’s. We will note something in our forthcoming newsletter.

The new Board will investigate the cost of putting up “pick up your pet waste” signs around the community, but will not look into the signs that provide bags and disposal container.

**Meeting adjourned at 10:50AM.**

Residents were thanked for attending.