**Date: October 8, 2018**

**Location:** Lewes Library 6:00 – 7:30pm Small Conference Room

**Meeting called to order at 5:55PM**

**Attendees:** Kathy Davison, Jay Abel, Joanne Kempton, Lorie Seaman, Shellie DiLauro, Nick Pieria, John Luzzi, Maryann Jachym, and Rusty Rodgers

No Sandy Brae residents were in attendance.

Approval of the September HOA meeting minutes: motion to approve by Rusty Rodgers and seconded by Lorie Seaman; all in favor.

No President comments, as there will be an executive session following meeting.

**Treasurer Report: Joanne Kempton**

* Financials: Revised report distributed for August 31, 2018 to show some payments that were sent to vendors, and never received, so they were reissued in September and reflected in financial report for September 30, 2018; also shown for review.
* The September report shows extra expenses for Office Supplies (postage, supplies, etc. related to covenants) and filed liens.
* Proposed budget for 2019 as introduced and discussion began. Comments to Joanne need to be given before October 25 as the 2019 final budget will be presented at the November meeting.
* Currently 3 residents are outstanding for HOA fees; however these 3 residents now have liens or garnishes to obtain payment.
* Unanimous vote to not make decisions on money market account until 2019.

Motion to approve current financials by Rusty Rodgers seconded by Shellie DiLauro; all in favor.

**Old Business:**

* Final Covenant report, 145 residents replied. The 2017 Covenants will remain the same based on the response from the community. With this said, a new booklet of the covenant and bylaws will be mailed in November to all residents. This is a substantial financial expense of printing and postage, but necessary to have a correct and formal Covenants booklet for 2019.
* 18352 Pine Street has been sold.
* After alternative meeting place prices were presented, discussion was held on monthly meetings and annual meetings places for 2019. It was unanimously agreed by the Board to keep all SBHOA meetings at the Lewes library for 2019.
* Trees on Postal and Plantation have been removed by DelDot on 10.4.2018
* Signs on home of Beech are still up after letter had been sent to remove. They are in violation with DelDot rules. Another letter will be sent to homeowner to remove. If not, the homeowner will be fined.
* Snow Plowing quotes have been received and best proposal from Emerald Landscaping will be awarded the 2019 contract.
* Grassing cutting proposals have been received and are currently being reviewed by Board. We were hoping to receive additional bids.
* The Board is still interested in developing a Landscaping committee. We will send e-blasts and post to Facebook to see if anyone is interested in being on that committee.
* We are postponing any of our landscaping around the entrance signs to Spring 2019.

**New Business:**

* 2019 HOA dues Invoices will be sent out in November. Dues remain $100 and are due January 1, 2019. Per the Covenants, if not received by January 31,2019, residents will be fined.
* New HOA Covenants and Bylaws booklet will be sent in November 2018 along with dues invoice..
* Fall/Winter newsletter is mostly completed. Awaiting feedback from Board, and it should be sent mid-October. Next newsletter is set for Winter/Spring 2019. As usual, the Board would like to hear from residents for article suggestions.
* There was a long discussion on Covenant 12 and if this Board wanted to write a declaration of interpretation. The Board voted 6 against, and 2 for. Thereby the covenant will not have a declaration of interpretation.
* We have been advised that Troop 7 wants to make a presentation at our annual meeting in 2019 to discuss safety concerns. The Board met with Troop 7 and they are in agreement for our plans for putting up fences and shrubbery for safety concerns and to prevent cut-thrus.
* Fences for Birch & Mulberry will be completed by end of October. Juniper fence is still under discussion as our Board waits for the Plantations East property management company to inform their resident to take down the fence that is on Sandy Brae property. Estimated completion mid-November by volunteers in our community..
* Bids were received to power wash our entrance signs. Wilkinson’s was the most competitive and won the bid. The signs should be done by October 18.
* The overgrowth of trees that is covering road has been identified by DelDot’s as a safety issue. They have asked us to notify the residents to trim trees on their property to keep the streets clear.
* Trash has been found on Maple under trees – liquor and beer bottles. We will clean up, but ask our residents to keep a watch on this area to find culprits.
* Discussions have taken place with Techno Goober to update website for 2019. Once we decide what is needed we will seek competitive bids.

**Website:**

* No issues.
* Still working to determine bounce back emails. Nick to send to Board members to see if any emails are recognizable by October 20.

**Architectural Review Committee Report:**

* 34142 Beech Drive for new porch

**Violations:**

* 2 new letters sent out for non-correction of covenants (boat in driveway; yard waster and trailer in front of property line) fines were issued accordingly.
* 3 past violations are still non-compliant.

**Executive Session was called at 7:30pm**

**Meeting Adjourned 7:55pm**