

**SANDY BRAE HOMEOWNERS ASSOCIATION
APRIL 15, 2014 BOARD MEETING MINUTES**

Meeting held at AmericInn and called to order at 7:09pm.

Board Members Present:

Bob Daniel, Betty Deacon, Nancy Hecker, Barbara Brewer and John Luzzi were in attendance; Barry Stabler was excused due to health issue. Property management was represented by Cathy McCallister (Solutions Property Management).

3 Sandy Brae residents were in attendance.

Minutes from previous meeting were approved.

Treasurer's Report

- The markers that DelDot uses for the Highway 1 area, is located in Georgetown. Due to this location, the snow removal costs that Sandy Brae incurred, did not qualify for reimbursement. After Betty contacted Rep. Pete Schwartzkopf, Pete spoke with the Director of DelDot, and he agreed to reimburse Sandy Brae for all of the dates that we used for removal. They have also agreed to put a location in the Lewes area next year that will more fairly treat the area for the snow depths.
- HOA dues: Over 20 residents outstanding.
- 2014 Budget was sent out in the March 2014 Newsletter. As stated in the Newsletter, owners had the right to "reject" the budget by submitting their reasons, in writing, on or before April 15, 2014.
- Cathy McCallister reported that she received no "rejections" and therefore, the 2014 Budget was approved.
 - At this time, Randy Marshall submitted his proposed budget to the Board.

OLD BUSINESS

Sheds:

Details will be cleared up by the Board on the ARB, so there will be a unified look and understanding to what is acceptable to the community. There was a discussion from Shellie DiLauro that her memory indicated that we the Board, were going to place the approval of sheds to the community at the Annual meeting. The Board did not recall this. There was a good discussion on sheds and the new approval to have them on their properties. As stated above, the Board will be finalizing guidelines for homeowners on this issue.

Community Violations:

The Board suggested to the attendees, that if they see any homes in the community that are in violation or displeasing, they should take pictures and send them to SPM and the Board. This will aid the Board and the community by having dated pictures of any violations. Residents that are currently in violation have been sent notices and in some cases, fines for continued violations. Cathy has been diligent in her follow-up, and mostly residents have been very good with correcting issues.

Registration of Units w/Renters:

Registration of renters is still an ongoing issue. Since there are some homes that the actual renters have not been identified, the Board has decided, that any violations will be directly sent to the actual homeowners, going forward.

Website:

After a few months of work, our website is looking more like a sandy brae website, and is now more user friendly. Forms and information is easier to find and follow. With the exception of a few pictures, Cathy and her team have done a good job of creating the new website.

RV Park Update:

The County Council has not scheduled a date for voting on the project. The Board of education has temporarily recommended that the new elementary school be placed across the Road from Beacon Middle School on Route 24. This will add more problems with traffic on Route 24 thus encouraging the Council to possibly voting against the RV Park.

Postal/Plantation Project:

No update was available from DelDot.

It was reported by a resident that DelDot gave a settlement to a resident for property that will be taken for the Postal/Plantation project and the actual funds were applied to their mortgage and not a cash settlement.

NEW BUSINESS**Change in Date for Payment of Annual Dues:**

The Board has discussed and agreed to change the due date for the HOA annual dues to January1, 2015. All dues will be due January1, and late dues will be considered for any payments after January 30. Notice of dues will be mailed 60 days prior to the date.

Annual Meeting:

The location for the Annual Meeting has changed to Beebe Medical Arts Pavilion at 1:00pm. This came about when Bob and Betty attended a meeting there and finding out that the conference room was available at NO COST, to nonprofit organizations. Additionally the Board will begin using the facility in the fall. A notice will be mailed in early May to give directions along with the Annual meeting agenda.

Yard Sale:

The Annual Spring Yard Sale will be held on Friday, May 16 and Saturday, May 17 from 8am – 3pm.

No further comments were noted and the meeting was adjourned at 8:02pm.