

**SANDY BRAE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING – JUNE 7, 2014**

Meeting held at Beebe Medical Arts Building and started at 1:10PM.

Board Members Present:

Bob Daniel, Betty Deacon, Nancy Hecker, Barbara Brewer, John Luzzi, Barry Staebler & Cathy McCallister (Solutions Property Management)

74 Sandy Brae residents were in attendance.

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Minutes from last year's annual meeting were approved from June 15, 2013.

Opening remarks by Bob Daniel and introductions of Board Members and Solutions Property Management.

**Old Business:**

RV Park Update by Betty Deacon

- Not on the calendar
- Once on calendar, it only takes 10 days to initiate
- The delay may be the residents and their complaints from Love Creek

Cedar Grove/Plantation Road Alignment

- Delmarva has to move all power lines and poles, which have been purchased and are currently being stored
- Pole relocation set for October 2014
- The struggle is between Delmarva and DelDot.
- DelDot is scheduled for Spring 2015
- Guesstimate of start of work, 2 winters

Pete Schwartzkopf, DE Speaker of the House, confirmed Betty's update above and also confirmed the delay is mostly due to politics and the conflicts with DelDot & Delmarva Power.

Additionally, Pete stated that the construction on I495 might directly affect businesses this summer at the beach, as there will be less people traveling who wish to sit in traffic.

Pete worked with Cathy (Solutions) to get reimbursed for five snowstorms. This is a 75% reimbursement, that Cathy was mostly responsible for fighting for and following up on. It was suggested that the Snow Station be moved to RB or Lewes in lieu of Georgetown. Suggested location was Shell Shop on Coastal Highway.

Solicitation signs cannot be placed on our entrances as these are city streets, and not private. They can be placed on individual homes if desired. The signs were placed at the entrances for added security and reduce the amount of solicitors and unwanted visitors to our neighborhood.

### **New Business:**

President Report – Bob Daniel:

- In 2014 we have reduced the amount of meetings held for HOA, to every other month.
- Additionally in keeping with the above, Bob has found Beebe Medical Arts Building offers FREE use of their conference center. This saves the community month of using AmeriInn, and also the fee for our annual meetings. This is an approximate savings to the community of 1000.00 annually.
- 10 homes sold and bought in Sandy Brae in 2013. Currently there are 10 homes for sale with an array of costs. The previous sales in 2013 and early 2014 have brought the values of our homes up. 2 new construction homes are being built for 2014 as well.
- Regarding snow removal and reimbursement, Bob reiterated with was reported above by Pete, and complimented Cathy on her diligence.
- At last year's annual meeting it was noted of some homes in SB that had untidy and some had unsightly issues. We put Solutions to the task to initiate a fining process for homes unkept and not meeting our covenants. Solutions has done a great job with this enforcement and we all can see the improvements in our neighborhood. There is still more to do, but Solutions has help with the beautification of our community.
- Our website is now ours again, and Solutions has revamped its image and is getting more user friendly for residents to retrieve documentation and news.
- Yard Sale – reports 11 homes on the rainy Friday participated and 33 homes participated on the beautiful Saturday. The numbers are about average and consistent. We will be scheduling our Fall yard sale for September 2014.

### **Solutions Management Update:**

- Assisting with the housekeeping of the community including but not limited to assuring our SB signs are cleaned/power washed, areas surrounding maintained, enforcement of upkeep of properties, etc.
- Replacement of street signs were needed.
- Worked to get back \$9000.00 for the five snowstorms. They were first denied by DelDot, but pushed due to the location of the snow meter, was successful. This is 75% of what SB HOA spent.
- Inspection of properties continues and there has been an incredible and visual change to the community. **Most** residents have been very receptive. The change only adds to the market value and sense of pride for our community.

- Rental properties should be registered with Solutions and Sandy Brae HOA. This is for emergency purposes in case the home owners need to be contacted.
- ARB forms have been updated. The previous forms were misleading and some found confusing. There was mostly a reduction of architectural change requests.
- The website has been updated accordingly. We can now find easily forms, email blasts, weather reports, more visually appealing, newsletters and meeting notes.

#### **Financial Report – Barbara Brewer:**

- Currently there are 13 homeowners who have not paid their HOA dues for various reasons. Solutions will follow-up accordingly. 95% of the funds are collected.
- \$500.00 collected in late fees.
- Our 2 CD's are valued currently at \$21,713.00
- Our annual fees of \$75.00 runs our annual budget. It is suggested to look at our current fee, and perhaps an increase for 2015 is evident.
- It is being put to the Board as well to change the due date of HOA fees for January. A notice will be sent out shortly to alert residents accordingly.
- Finally, in keeping with the proposed increase to our fees, there are pending or proposed legal fees, which comes from questions and sometimes harassment to the Board, which will need to be covered. There are erroneous emails and letters sent to the Board, who serve voluntarily on our own time, which may have to address legally. These communications are from a small handful of residents, however, they will be need to be paid for by the community. So our fees may go up for these reasons, or an assessment will be made to cover legal fees accordingly.

#### **Questions from Residents:**

- Resident compliant of neighbor's property filled with debris, abandoned vehicle, vehicle with flat tire, overrun shrubbery.
- Resident compliant on consistent dog barking in the late hours of the night, and boat on property. On Linden.
- Comment on a previous situation on a neighbor dispute that no longer exists.
- Resident question on the Shed addition and locations.
- Resident question on emailing and access to Solutions Summer Tips newsletter.
- Resident suggestions to increase annual fees.
- Resident's compliments to the Board for our time and dedication and understanding.
- Residents were curious and eager to when results of Shed addition will be released.

All above questions or statements were addressed or residents were advised where to locate or follow-up on responses.

Bob then thanked the resident for attending and meeting was adjourned at 2:15PM.