

SANDY BRAE HOMEOWNERS ASSOCIATION
AUGUST 12, 2014 BOARD MEETING MINUTES

Meeting held at Beebe Medical Arts Pavilion – Rt. 24 and called to order at 7:00pm

When the meeting was called to order, a quorum of the Board was not present. However, a decision was made by those members in attendance to proceed. John Luzzi arrived approximately (20) minutes after the start of the meeting and quorum was achieved.

Board Members Present:

Bob Daniels, Nancy Hecker, Betty Deacon & John Luzzi

Property Management-Cathy McCallister (Solutions Property Management)

Approval of Minutes – Nancy Hecker moved approval and 2nd by Betty Deacon – approved

Treasurers Report – In Barbara Brewer’s absence, Cathy McCallister provided the Board members with the July financial statements. At the end of the July, there was \$37,470 in the checking account. She indicated that the two (2) previously held CDs were cashed in upon their renewal as the amount of interest available from Community Bank on additional CDs was very minimal. She suggested moving them to a Capital One Money Market account where the funds are both liquid and the interest rate is 0.40%. She also indicated that she was not really happy with Community Bank as their website and online banking is not very user-friendly. She requested to move the accounts to Fulton Bank. This will be discussed at the next Board meeting.

The Profit/Loss for the year at the end of July yields a Net Income of approximately \$7,000.

Cathy also reported that there are still (9) accounts in arrears totaling \$900 in outstanding dues and fines. All of these accounts have been sent to the Association’s attorney for collection purposes.

Old Business

Shed Update – 140 responses – 85 approvals vs. 55 not approving. Quorum has still not been reached and John Luzzi will go door to door in an attempt to obtain one.

Community Inspections – Cathy reported that, in her opinion, there has been a significant change in the overall appearance of the neighborhood and that the majority of the major offenders have finally complied and rectified their violations. Monthly there remains about 4-6 owners who have minor violations like boats in driveways, unkempt grass and/or landscaping, cars parked on grass. A lot of this will go away post Labor Day.

Change in Assessment Due Date Effective 2015 – it was agreed we would get an opinion for the attorney to make sure this is permissible per the Covenants.

Old Business (continued)

RV Park & Planation/Cedar Grove Project Update – no updates at this time

Yard Sale – will be in newsletter and will be 3rd weekend in September – 9/19 & 9/20

New Business

PO Box-Cathy McCallister informed the Board that she renewed the PO box in Lewes for another six (6) months; however, she would like to change the location to the Nassua post office effective January 2015. The new PO box address will be listed on the dues invoice but the old PO box will remain active until the end of January in the event that owners do not make the transition. All were in favor but a final vote will be taken at next meeting.

No homeowners attended the open meeting.

Meeting was adjourned @ 7:30pm.

**NEXT MEETING
OCTOBER 14, - 6:00PM – BEEBE MEDICAL ARTS PAVILION**