

**SANDY BRAE HOMEOWNERS ASSOCIATION  
HOA Budget MEETING – November 14, 2017**

Meeting held at Lewes Library at 7:00PM – 8:00PM

Board Members Present: Bob Daniel, Betty Deacon, John Luzzi, Sandi Bisgood, and Cathy McCallister and Donna Hugues (Solutions Property Management)

Nineteen (19) Sandy Brae residents were in attendance.

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The sole purpose of this meeting was to review the 2018 budget and accept any questions regarding the Board's proposal.

There were questions on the following:

- Cost of projected legal fees
- Cost of projected snow removal
- Solutions Management and details of our terms and agreement, and also to provide what services are provided
- Information available on our website
- Can we openly list the residents currently who are delinquent with their HOA dues

Some suggestions to future budget were as follows:

- Deeper explanations of subject lines such as clerical
- Some residents were mixed to have a Management Company, and others felt that as a community we can manage the community on our own

Additionally, 6 residents have come forward and wish to join the Board. As great as this is, there are currently only 4 seats open. The Board will discuss this, and offer 4 residents positions accordingly.

In reaction to the above questions, the Board offers the following:

- If any resident wishes to see where the Board is spending the costs of legal fees for the community, they can contact Solutions, and will share greater details. In short, there is currently a resident that is questioning the results of the last covenant changes and votes, and has offered two letters to Board members stating the threat of suing them. When someone attacks the Board, they are attacking the community, and thereby we must consult our attorneys and respond with legal responses to these acquisitions. Notably, this resident has cost the community approximately 10K over the last 10 years in legal fees.
- In regard to snow removal, it's based on anticipated 2 snow removals, and only being reimbursed 50% by the State.
- Due to confidentiality issues, if anyone would like to see the actual contract of Solutions with Sandy Brae, please contact Solutions to make an appointment to view this document at their office. A list of some of their services will be posted to our website for everyone's view.
- We are not sure that posting delinquent homeowners is legal or neighborly thing to do. Solutions will look into the legal aspect of this, and if community agrees we will proceed as appropriate.

Hopefully most of the issues were addressed above. Although there was discussion, ultimately, the Budget will be passed for 2018.

Thank you all for attending and wishing you all a happy thanksgiving!