

## **SANDY BRAE HOMEOWNERS ASSOCIATION ANNUAL MEETING – JUNE 18, 2014**

Meeting held at Beebe Medical Arts Building and started at 10:00AM.

Board Members Present:

Bob Daniel, Betty Deacon, Nancy Hecker, John Luzzi, Sandi Bisgood & Cathy McCallister (Solutions Property Management)

(41) Sandy Brae residents were in attendance.

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Minutes from last year's annual meeting were approved from June 6, 2015.

Opening remarks by Bob Daniel and introductions of Board Members and Solutions Property Management. Coffee was donated by Wawa and donuts provided by Solutions Management.

### **New Business:**

President Report – Bob Daniel:

- Homes for sale in Sandy Brae are still in demand, and we are still considered best-kept secret due to our location and low HOA dues. Average home for sale lasted 81 days.
- We have been informed that Beebe Medical Arts Building can no longer offer us their room on a bimonthly basis or for our annual meetings. Therefore, Sandi Bisgood has arranged with Sotheby's Real Estate for us to use their boardroom in Rehoboth Beach on Rehoboth Beach Avenue. For our annual meetings, we will be looking into the possible use of the new Lewes library or other appropriate location.
- Most of the Board's activity this past year has been working on the proposed changes to our Covenants and Bylaws. These changes, as you all should know, are propagated by requests of the homeowners. Covenants and pin pointing the ones the Board and the residents felt needed to be revised. Votes have been cast for the suggested changes. We will leave to voting open for the next few days in case any more come in the mail.
- Our website has been updated again as Solutions has revamped its image and is getting more user friendly for residents to retrieve documentation and news. Also, Solutions has reduced our maintainer cost with a new provider.
- The spring yard sale produced 34 homes participating on Friday and even though it rained on Saturday, 22 hearty soles participated, mostly from their garages. The Fall Yard sale will be Friday and Saturday, Sept. 16 and 17 from 8am to 1pm. We tried the new times in May; hopefully it worked better, as there are always early shoppers. Some stayed open later and that's fine, it's just that the advertising was for 8-1pm.
- Two residents requested to be considered to serve on the Board this past winter, Sandi Bisgood and Mark Laubenstein. The Board unanimously approved both of them. Thank you for wanting to help our community.
- The Board continues to try and work with the few homeowners that continue to not be good neighbors and clean up their yards/homes. Last December liens were placed on four properties for not paying their annual dues. A couple of them had not paid in 3-4 years. Hopefully approved changes in the Covenants will help solve some of these problems. As a general note, when residents do not adhere to our bylaws and covenants, Solutions sends letters makes personal calls, and at last attempt issues fines. Still these trafficking guidelines do not always guarantee that the residence will adhere and make corrections.

- Bob spoke with the Delaware State Police this past week regarding “rumors” of break-ins in SB. The Lieutenant said there have been number car break-ins to unlocked cars in SB, and throughout the Lewes area. He said he was not aware of any home break-ins recently in our development. As a general note, don't leave valuables in your cars and, please lock your cars at all times.
- It was also explained of a recent incident of a resident's air conditioner (HVAC) being tampered with, so the gases can be used and exploded. The Board recommends checking the piping and valves periodically for any tampering.

At this time, Dorrie Moore, Representative for Chesapeake Utilities spoke to us again about the possibility of natural gas being added into SB. The lines have been placed along Plantations Road on their way down to Old Landing Road. She explained what we would have to do to be cooking or heating with natural gas. Additional information was distributed and a survey as well. We will also be sending an email blast to the residents for further information, and possibly another visit from Chesapeake to explain this exciting opportunity. Chesapeake will need a 60% response to a non-binding survey for interest -- even homeowners with all-electric homes who might consider gas for cooking or a fireplace are encouraged to fill out a form. A 60% response rate gives them what they need to go ahead with a feasibility study to determine whether there would be sufficient use of gas in Sandy Brae for them to meet their target numbers for installation. Having access to natural gas will have a positive impact on property values in our neighborhood!

### **Old Business:**

Betty Deacon reported follow-up from last years annual meeting as follows:

Here are Pete Schwartzkopf's notes:

- I had Deldot in Sandy Brae on June 23th to look over the streets.
- I know that Beech Drive is the high-speed area. There is a stop sign at Beech and Locust.
- I asked them to trim the tree which is partially blocking the stop sign and they will paint stop bars on the road.
- I also asked for an additional stop sign and stop bars at Beech and either Holly or Hickory to break up the long stretch. It will probably be at Hickory because there is a driveway at Holly which might interfere with the placement of the sign.
- Usually, they give me a lot of grief when I ask about a new stop sign but he acted like it wouldn't be a big deal. So, hopefully, it will be approved!
- I also told him that we would burn the grass out of the most serious cracks and fill the cracks with sealant.
- Not sure when he will start to move forward because they only deal with one company for the stop bar paintings and they come out of NJ. He was going to try to find an existing road project contract and have the work added to that contract. It's a start!

### **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.
- Snow removal is one of HOA's largest expenses; last year only (2) plows were required totaling just a little over \$3,000. State reimbursed just under \$1,500; less than half the cost. The State reimbursement was only just received in June, after filing in February. This is why annual dues payments are critical and need to be paid ASAP and definitely by January 30 so to avoid special assessments to pay for snow removal.

- 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. There are 6-8 homes that continually have issue, which is 2% of the residents.
- 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. We are still unable to determine and uncover which homes in the community are rentals as disclosed by owners.
- There have been some issues with parked cars in the streets, or neighbors who are concerned over activities of other homes. The best suggestion is, IF YOU SEE SOMETHING, SAY SOMETHING, and call the Police.
- 97% of the HOA dues have been collected. There are 5 residents who have not paid; and 3 homes now have liens on them since we were unable to collect.
- The lawn maintenance contract has been switched for the general areas of SB. The cost is the same, but the service is better than before.
- The solar lights on two of our signs on Plantation seem to be work ok at best; we will try and add two more to see if this improves the visibility at night.

### **Financial Report:**

In Mark's absence, due to medical reasons, Cathy McCallister from Solutions Management gave financial report.

At the end of May, the HOA had cash assets of \$40,419 which consist of just under \$14,000 in the operating checking account and \$25,200 in the reserve funds account with the balance in accounts receivables from (19) owners still owing past dues and fines. All of the operating budget expenses are trending as projected.

### **Questions from Residents:**

1. There was a general discussion about a home on Pine Street that constantly has vehicles overwhelming the driveway and into the streets. The BOARD and the residents agreed that this issue should be taken up with the Police to monitor.

Bob then thanked the residents for attending and meeting was adjourned at 11:22AM.