

SANDY BRAE HOMEOWNERS ASSOCIATION HOA MEETING – July 13, 2016

Meeting held at Sotheby's in Rehoboth Beach.

Board Members Present:

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

Six Sandy Brae residents were in attendance.

Minutes from last months annual meeting were approved from June 18, 2016.

Some discussion was made regarding the excellent turnout and positive feedback from meeting itself that was received. This triggered a discussion with residents on sheds, and was the covenants agreed to change. Due to not receiving enough votes, the decision and changes are not made. Proxies are still being received, and the Board will accept till September in hopes residents who have not returned them, will submit. So if you are reading this, and have not submitted your proxies, please submit when you can. If you need the ballot, please let us know. We have neighbors who are anxious for this vote and it is very important to them, so your vote really does count.

Since we had new residents attend the HOA meeting, each Board member was introduced, and street locations were given. Also, a description of what Solutions Management does for Sandy Brae, as well as what each Board members responsibly and service was, was explained.

New Business:

- Review of financials: No current issues.
- 5 residents are still unpaid for annual HOA fees, which is roughly 2% of the residents.
- Community Inspections continue and there have been some minor improvements, however, mostly the same residents continue to be in violation of our covenants. We have to sort out the assistance of the Delaware Constable, and seems some progress has been made. The Board would urge any resident to see if they can assist their neighbors where possible to help especially if they are elderly or disabled. Approximately 4% of our neighbors are in violation of various covenants.
- No pending ARB's.
- We received feedback from the Annual meeting that residents were not informed in time that Chesapeake was going to attend our meeting. We did not receive confirmation till very late, and this was the reason. Nonetheless, we are trying to work with Chesapeake to organize a meeting at the new Lewes Library. Since there is a cost, we are seeking Chesapeake to cover the room rental, and perhaps invite other communities as well, as it will be, a marketing effort for them. The Board will keep you posted as we learn more. For Chesapeake to move forward 60% of our residents are needed for them to move forward with analyzing from the community. This is just an interest. So even if you were not sure, it would be kind for your neighbor, to express the interest, so that this may happen for them.
- As briefly noted above, we did not receive enough proxies to move forward with the suggested changes from the community and Board on the current covenants and bylaws. However, we have kept the availability of receiving additional proxies till September. We will keep you posted on the outcome. 117 of the 258 residents responded.

- The solar lights on the Sandy Brae signs on Plantation are good, but we will be adding 2 additional to see if this would be better. If so, we will then add to the other 3 entries of Sandy Brae.
- We have received a few volunteers to help add articles to the upcoming Fall newsletter. If anyone else is interested, please let us know.

Old Business:

Betty Deacon recapped what was advised at the annual meeting, since a few residents present were not at the annual meeting. The recap was as follows:

- DelDot was in Sandy Brae on June 23th to look over the streets.
- An additional stop sign and stop bars at Beech and either Holly or Hickory may be placed 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.
- They would burn the grass out of the most serious cracks and fill the cracks with sealant.
- Not sure when they will start to move forward because they only deal with one company for the stop bar paintings and they come out of NJ. They are going to try to find an existing road project contract and have the work added to that contract.

The residents were thanked for joining us and meeting was adjourned at 7:45PM.
Next HOA Meeting will be on October 11, 2016.

The Board and the residents would like to again thank Sandi Bisgood and Sotheby Real Estate for allowing us to use their conference room to host our meetings.