

**SANDY BRAE HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING – June 3, 2017**

Meeting held at Lewes Library and started at 9:30AM for refreshments, and then formally at 10:00AM.

Board Members Present:

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

(23) Sandy Brae residents were in attendance.

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

Coffee and donuts were donated by Solutions Property Management and the cost of rental room was donated by Clean Energy USA.

John Sertich presented information of the benefits of renting or purchasing solar panels and their usefulness to residents in Sandy Brae. He then answered many questions on refunds, credits and usefulness accordingly. His presentation with Q&A lasted 30 minutes.

Minutes from last year's annual meeting from June 18, 2016 were unanimously approved by all those present.

**New Business:**

- For our Spring Yard Sale, we had the following participants, which is down from recent years due to many communities sharing the same date as ours:
  - Friday – 19 residents
  - Saturday – 21 residents
- The next yard sale will be held on September 15 & 16
- Pete Schwartzkopf has started to uphold his promises made at the HOA meeting in 2015 and has added a Stop sign on Beech and some repair work has begun on the cracks in our streets.
- Homes for sale in Sandy Brae are still in demand and sell quickly. Currently there are only five (5) homes for sale in our neighborhood.
- As always, the Board encourages participation and any volunteers are welcome to join.

Solutions Property Management presented the following:

- Most of the Board's activity this past year has been working on the proposed changes to our Covenants and Bylaws. We are finally able to announce the approved changes that have been agreed to by our votes, which are as follows:
  - Section 5 – Addition of Detached Sheds – APPROVED
  - Section 10 – Addition of Commercial Vehicles – DENIED
  - Section 14 – Change in Voting Procedure for Board of Directors – APPROVED
  - Section 15 – Change in Violation Fines – APPROVED
  - Section 16 – Raising Annual Assessments, Assessment Due Date, Late Fees & Penalties – APPROVED
  - Section II (a) – Ability to Cast a Vote & To Hold Office – APPROVED

More details are available upon request. New Bylaws and Covenants will now be sent to our Legal consultant for final review and the hard copies will be distributed to all residents.

Many residents participated in the helping of capturing the needed votes, as well as Solutions Administration team – we thank them for their diligence.

- Reimbursement for the 2016 snowstorm has already been received; less than 50% of the charge was received.
- We are on budget for 2017, this is due to a light winter, changes in landscaping resources, and other cost savings we participated in for the previous year. Our finances, with the hopes of no unforeseen issues, will remain steady for the year.
- There are still 15 residents who have not paid their 2017 HOA fees. Solutions continues to stay on top of these residents to acquired payments.

**Questions from Residents:**

- Shed Requirements – Still need to acquire a ARB
- Question on homes that are rentals
- Question on length of community properties performing projects – one year.

Bob then thanked the residents for attending and meeting was adjourned at 11:05AM.