

## **SANDY BRAE HOMEOWNERS ASSOCIATION HOA MEETING – October 11, 2016**

Meeting held at Sotheby's in Rehoboth Beach.

Board Members Present: Bob Daniel, Betty Deacon, John Luzzi, Sandi Bisgood & Cathy McCallister (Solutions Property Management). Board member absent – Mark Laubenstein

Five (5) Sandy Brae residents were in attendance.

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Minutes from last months annual meeting were approved from July 13, 2016

Since we had new residents attend the HOA meeting, each Board member was introduced, and street locations were given.

### **Old Business:**

- Review of financials – some higher than expected costs were noted for mailings
  - As a note for new residents attending meeting it was explained of the current reimbursements from State for snow removal and allocations allowed. State keeps reducing reimbursement. DelDot calculates covering higher totals, not lower.
  - Additionally, it was noted that our current HOA fee we would break fiscally even for 2017 unless there are any unexpected snow removal, legal matters, etc.
- After review of neighborhood, the following is observed:
  - There are a few trailers and boats in driveways
  - A few residents intended to resolve some lawn and gardening issues, but within a few months the same residents are still having housekeeping issues
- Chesapeake Utilities hosted an event for the potential of adding gas lines to Sandy Brae. 22 residents showed up. These residents were genuinely interested in a conversion. The HOA has done their best to expose our residents this potential service, which has been upon request, however it does not seem our residents have enough interested residents to meet the goal.
- Change in Covenants' and Bylaws. There is such a push for these changes, as we get several calls and emails of residents RIGHTFULLY wanting to have sheds. The Board has developed a committee to actively seek getting votes back from residents who have not responded. Mark Laubenstein, who spearheaded this committee, was not in attendance to give progress how detached sheds were voted on. Board will keep residents informed accordingly.

### **New Business:**

- Proposed budget for 2017 was given to residents. The final will be sent to residents prior to November 15, 2016 Budget Meeting.
- There are no pending ARB's.
- Two residents in attendance wanted some clarification on what is allowable for driveways.

Following the above, an intense discussion was held regarding residents not following the current Covenants/Bylaws. It was noted that a resident on Pine Street was notified several times that detached sheds were not allowed, prior to the installation of the shed, but still proceeded to place a detached shed on their property. It should be noted that the shed is even larger than what was proposed by the Board in the changes in our Covenants/Bylaws. A previous Board Member had informed this resident that placing the shed on their property is fine, and the owner acted on his recommendation. Be assured that this resident has been contacted and action is being taken to have the shed permanently removed and fines issued.

The topic of Neighbors Helping Neighbors was discussed as well. There currently are organized agencies that can help neighbors in need that can be explored by residents. Last year, a special meeting was held specifically for this purpose and to introduce the owners to the Greater Lewes Community Village. Information regarding this agency can be found on their website, [www.greaterlewescommunityvillage.org](http://www.greaterlewescommunityvillage.org) or calling them directly @ 302-703-2568.

The residents were thanked for joining us and meeting was adjourned at 8:01PM.

Next HOA Meeting will be on November 15, 2016 at 7PM which the Budget solely will be discussed.

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.