

SANDY BRAE HOMEOWNERS ASSOCIATION HOA MEETING – September 12, 2017

Meeting held at Sotheby's in Rehoboth Beach.

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

Six (6) Sandy Brae residents were in attendance.

Minutes approved from Annual Meeting of June 3, 2017.

New Business:

- We are on budget for remaining 2017 as long as there is no unforeseen expenses such as heavy snowfall, lawyer and legal fees, etc. We have set a date of November 14, 2017 for meeting devoted only to 2018 budget and a draft budget will be submitted on November 1, 2017.
- The changes to the Covenants and Bylaws, which were voted on to be changed this year, are passing through the Board for one more review. Once this review is completed and reviewed again by our attorney, we will send it out to print, and then distribute to community. This will be a costly process for printing and shipping.

As a reminder, these are the changes that were approved:

- Section 5 – Addition of Detached Sheds – APPROVED
 - 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
- The Board has received a letter from one resident in the Community disputing the validity of the votes and the process. Our attorney will address this accordingly. We are informing you herein, as this letter and participation from our attorney is an unforeseen cost that the community must now bear. Anyone interested in seeing the letter and its contents, can request so via Solutions Property Management.
 - The Board voted an increase of \$25.00 to our annual dues on this evening, mostly to cover the aforementioned issues (legal, printing costs, snow removal, etc.). This will be effective for year 2018.
 - There is the community yard sale this week. Early Bird on Friday for those who wish to participate. Weather looks wet for Friday and sunny for Saturday.
 - There were a few neighborhood issues for house maintenance, which are the usual community concerns. All have been notified; fines issued were applicable and liens on homes for those who are delinquent in paying their dues.
 - Additionally there are seven residents who are still delinquent with their annual dues. All have been notified; fines issued were applicable and liens on homes for those who have not been paying.
 - Kathy Davison asked to chair the ARB committee and help the community adhere to the covenants and bylaws for property maintenance; Board approved this commitment.

- There were no questions from the Board when the proposed budget was introduced and explained.
- The HOA meeting will no longer be hosted at the current location at Sotheby's in Rehoboth Beach. Sotheby's is moving their offices to Rte 1 above Rosenberg's Deli. With that said, the November budget meeting location is to be determined. If the community has a suggestion for a free location, please notify the Board; also if you are planning to attend, please contact the Board as well.

Questions from Residents:

- Randy Marshall and Thomas Gibson addressed the letter they wrote to the Board and the validity of the covenant changes.
- There were questions from residents on the upkeep of the homes and how the Board and Solutions were addressing these residents. This evoked a good discussion on the responsibility of Solutions Management and the community and the upkeep of homes.
- Jay Abel suggested a few upgrades to our signage. He suggested he might join the Board; but then didn't commit. He also voiced his concern to get more people on the Board, with more Board members we would be able to potentially forego the services of a property management company and use those monies to help give uplift to the community with those funds.
- It was noted that Thomas Gibson volunteered to be a member at large on the Board. The Board will have to table his request until after the issues raised by Mr. Marshall and Mr. Gibson in regards to the covenant changes have either been satisfied or resolved.

Bob thanked the residents for attending and meeting was adjourned at 7:44PM.