



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: January 14, 2019

Location: Lewes Library 6:00 – 7:30pm Computer Room

Meeting called to order at 6:05PM

Attendees: Kathy Davison, Jay Abel, Joanne Kempton, Lorie Seaman, Nick Pieria, John Luzzi, Maryann Jachym, and Rusty Rodgers. Absent was Shellie DiLauro.

No Sandy Brae residents were in attendance.

Approval of the December 2018 HOA meeting minutes: motion to approve by Lorie Seaman and seconded by Joanne Kempton; all in favor.

Presidents comments: In an effort to be more efficient, any Board member making a report needs to send it to the other members on the Thursday before the Monday board meeting. Also, board members need to reply to emails when necessary.

Treasurer Report: Joanne Kempton

- December Financials presented.
- 2018 budget to actual year-end report was presented and will be handed out at the June 2019 SBHOA annual meeting.
- As of this date, 194 residents have paid their 2019 dues out of the 253 properties.
- Discussion on next set of property liens to be placed and next steps for the residents that have not corrected violations or paid their fines.

Motion to approve current financials by Rusty Rodgers seconded by Maryann Jachym; all in favor.

Old Business:

- Fall/Winter newsletter went out, and we have again received positive responses from the residents on the publication. Due to the Boards diligence in getting emails addresses for sending the newsletter, we have reduced the newsletter mailing from 60 to 47 residents. If you have something you want to see in the newsletter, send your suggestions to the HOA email. Newsletter is published quarterly.



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New Business:

- The entire Board has confirmed their positions through till 2020, at which time an election will take place to replace the open positions. However, if anyone is interested in joining the Board or a committee, please contact us anytime via the HOA email.
- The shrubbery and trees on the common property at the end of Mulberry was cleaned out and new thorn bushes planted. With this, we uncovered that a property in Plantations has been having their drainpipes draining onto Sandy Brae property. As we further learned from speaking with that homeowner, they have been maintaining the evergreens for many years, and will no longer trim them back. The Board has discussed this issue, and the Plantations resident will be sent a letter stating to remove the pipe, SBHOA will allow the evergreens to grow, and in the future if this homeowner wishes to cut back any branches on their property, she may do so.
- Our Renter's Form will be updated for 2019 to include the full Covenant guidelines for renting your property, and additional requirements were voted on to add. The form will suggest any landlord provide background and security checks on the new renters and commercial trash pick-up will be required. The board will send out a letter and the new form to all properties that we know and suspect are rental. The HOA board will mail a copy of the covenants to the renters for a fee as it is required in the Covenants that renters have a copy of the Covenants.
- The Little Library project has been placed on hold till Spring.
- There was discussion on a single vendor for trash removal in our community. We will seek bids from vendors and see what proposed discounts they can provide. There needs to be a community vote on this before anything can happen.
- There was discussion on adding some community activities for 2019. The yard sale dates were confirmed as follows:
 - Spring Yard Sale – May 17, 18
 - Fall Yard Sale – September 20, 21

Website:

- New website should be up and running by March 2019. Website company will make a final presentation to the board before launch.

Architectural Review Committee Report:

- 18352 Pine Street

Violations:

- 4 remain from 2018 and they are continuing to be fined with interest until they comply.

Meeting Adjourned 7:30pm