



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: February 11, 2019

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

Meeting called to order at 6:00PM

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

One Sandy Brae resident was in attendance.

Approval of the January 2019 HOA meeting minutes: motion to approve by Rusty Rodgers and seconded by Joanne Kempton; all in favor.

Presidents comments: Will make comments in the executive session.

Treasurer Report: Joanne Kempton

- January financials presented.
- As of this date, 25 residents remain unpaid for 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 fine. 2 liens will be set, and 1 wage garnishment continues

Motion to approve current financials by Lorie Seaman and seconded by Nick Pieria; all in favor.

Old Business:

- Our Renter's Form has been updated for 2019 and will be sent out by end of March. Our records indicate that we could possibly have 32 rentals properties.
- Single source trash removal info: one vendor replied waiting for second vendor
- The Board had been discussing a community social event on location inside Sandy Brae. After consulting our attorney, insurance agent, and permit office it is not feasible. We will try and arrange a social event at a local establishment where neighbors can meet and socialize.
- Many snow markers were removed and the Board was advised that residents took them for their garden and children were seen playing with them. We are responsible for these markers and will be charged for their replacements next season. An eblast and Facebook posts were made requesting this to stop.
- A mailbox was vandalized on Beech. Residents are advised to be vigilant.



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- The common area at the end of Mulberry: the hill is starting to settle due to cleaning it out and a pipe draining onto the hill. Another letter is being sent to the Plantations East resident concerning the pipe and railroad ties will be used to reinforce the hill

New Business:

- New yard sale signs are being designed to be more general without dates. This way we can set a yard sale for any weekend/date without reprinting twice a year. Lorie Seaman will present costs in March
- The letter notifying third section residents about new construction was well received.
- We are still awaiting feedback from DelDot to advise on the allowable weight on residential streets for trucks and construction equipment.
- Board is still seeking articles and input for the Spring Newsletter. To date nothing has been received.
- March HOA Board meeting date moved to March 18 same time same location.

Website:

- Our new website, will be up and running March 11, 2019 for testing. The new portal will be more user-friendly and attractive. Final changes will be made this month then the community will be invited to give it a test.

Architectural Review Committee Report:

- 2 AR forms have been received, reviewed, and approved.

Violations:

- 4 January violations were issued this month and 1 remains from 2018. All are continuing to be fined with interest until they comply.

At this time the one present resident asked several questions relating to snow removal, our reimbursement, community activities, garbage removal and construction activities around Sandy Brae. All questions asked were discussed and answered.

Executive Session called at 6:55pm

Meeting Adjourned 7:30pm (following Executive Session)