



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: March 18, 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, Shellie DiLauro and Maryann Jachym. Absent was Rusty Rodgers.

No Sandy Brae residents were in attendance. However, at 5:40 to 6:00pm a meeting was held with a resident to discuss their violations and fines.

Approval of the February 2019 HOA meeting minutes: motion to approve by Joanne Kempton and seconded by Lori Seaman; all in favor.

Presidents comments: Will make comments in the executive session.

Treasurer Report: Joanne Kempton

- February financials presented and reviewed.
- As of this date, 15 residents remain unpaid for 2019 dues out of the 253 properties. 3 are still unpaid from 2018 or previous years.
- 6 properties currently have liens and 1 wage garnishment continues. This is due to violations, or past due HOA dues.

Motion to approve current financials by Jay Abel and seconded by Maryann Jachym; all in favor.

Old Business:

- Nine new yard sale signs will be developed and replace our current inventory. The changes will be dates will be removed, and our community name will be added.
- The Elm Street properties still continue to be an issue. The owner has till March 27, 2019 to meet the cleanup needs and requirements from Sussex County P&Z, and till March 30, 2019 to meet SBHOA requirements. Little has been done up till now, and it looks like these deadlines will not be met. Kathy will be contacting Sussex County P&Z for follow-up.
- Renter's Forms continue to come in, however ,only 8 of the 28 sent have been returned.



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New Business:

- Letter was received from the resident in Plantations where her sump-pump drain is draining onto Sandy Brae property. The resident is refusing to relocate the draining, and has advised that we should just let it be. We are consulting the HOA attorney on this issue.
- Now that we are almost in season, bi-monthly drive thru the community will be done by different Board members.
- Spring Newsletter is almost completed, and should be sent out first week in April.
- Annual meeting date has been set to June 15, 2019 at Lewes Library at 10AM-12PM. Planning is underway to include some relevant community speakers.
- Quotes are being accepted to address HOA plans for the end of Mulberry.

Website:

- Launch of our revamped website has been completed, and now residents are free to visit. The transition seemed seamless and hopefully residents will find it easier to maneuver through. Email and Facebook blasts are scheduled announcing the new look.

Architectural Review Committee Report:

- 6 AR forms have been received, reviewed, and approved. Many improvements and home updates continue in our development; all a positive for our community.

Violations:

- 6 violations were issued this month for fines for covenant non-compliance. As of this meeting, 2 people have paid; others are outstanding.

Executive Session called at 6:59pm

Meeting Adjourned 7:30pm (following Executive Session)