

**SANDY BRAE HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**May 3, 2019 6-8pm Lewes Library**

**MINUTES**

Call meeting to order at 6pm

Attendance: Kathy Davison, Joanne Kempton, Rusty Walker, Shellie DiLauro, and Maryann Jachym

Absent: Jay Abel, Nick Pereira, John Luzzi, and Lorie Seaman

Approval of the April 2019 minutes motion made by Rusty seconded by Joanne. All in favor

President Remarks: made in executive session

**Treasurer Report:**

- April financials
- Update on unpaid 2019 dues: 2 property owners still have not paid 2018 dues and 7 property owners have not paid 2019 dues
- Update on status of all lien placements and next set of liens and wage garnishments. One property wage garnishment has been satisfied thus one lien lifted. Three new liens will be placed in June.

**Old Business:**

Yard Sale logistics: John is unable to do the house count; Kathy will do the count

Update on logistics for Annual Meeting: final arrangements for registration needs and lite refreshment at the June 9 meeting

Update on Elm Lane properties and next steps discussion: Sussex County Planning & Zoning has given the resident till the end of May to get the properties clean up and restored to residential use meanwhile HOA fining will continue.

Update on renter forms received – 30 homes are rented (two were sold) 5 not returned 2019 Renters Form following up with phone calls

Presentation on the metrics of performance for emails – Nick was absent; will give at the next meeting

Update on attorney correspondence to Plantations East resident reference end of Mulberry: no update at this time. Planting on the hill will begin in June

**New Business:**

Introduction of Resolutions: explanation on the differences between a resolution and an amendment

Number of homes closing in May: 4 homes closing and two will be rentals

Eblast sent reference bagworms and animal issues: Hope this gets property owners to clean up yards and treat for bagworms these notices were also posted on our Facebook page

DeIDot work on Oak Lane: severe draining issues at the intersection of Oak and Maple. Since there is no drainage system in Sandy Brae because when the community was planned, DeIDot did not put them in, and over the years with increase in heavy vehicles and trucks, we have drainage issues. DeIDot will communicate when surveying is complete.

Delmarva Power and Comcast Cable were called to investigate down lines behind two home on Spruce.

Constable was called to visit two homes for overgrown backyards. This was done after letters of concern were sent with no results. HOA fines have been initiated.

Discussion began on the condition of the entrance signs and the possible process that needs to be started about getting new ones. Nothing will be decided on or approved until the community is notified/participates.03.

**Violations:** 4 from February not in compliance. 4 letters of concern sent

**AR Forms:**

18460 Cedar - new roof and siding

34431 Maple - new siding

\*\*One resident was present to speak to the board about the letter of concern they received.

**EXECUTIVE SESSION:** 6:45pm

**ADJOURNED:** 7:35pm