



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: June 10, 2019

Location: Lewes Library 6:00 – 7:19pm Computer Room

Meeting called to order at 6:00PM

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

No Sandy Brae residents were in attendance.

Approval of the May 2019 HOA meeting minutes: motion to approve by Rusty Rodgers and seconded by Jay Abel; all in favor.

President's comments: Will make comments in the executive session.

Treasurer Report: Joanne Kempton

- May financials presented and reviewed.
- As of this date, 6 residents remain unpaid for 2019 dues out of the 259 properties. 2 are still unpaid from 2018 or previous years. Fines, liens, and wage garnishments continue.
- By end of June 2019, properties in violation will have respected liens placed for non-payment of outstanding fines and HOA dues.
- Motion to approve current financials by Rusty Rodgers and seconded by Jay Abel; all in favor.

Old Business:

- Spring Yard Sale: 36 homes participated; Friday 10 homes and Saturday 26 homes.
- Elm properties: HOA is moving forward with garnishing wages to cover outstanding dues and fines on one property and the other has until the end of June to comply. No current feedback from P&Z on current inspections.
- Discussion of Saturday's Annual HOA meeting and delegation given to Board members for roles and responsibilities for the event.
- The Sussex County Constable was called to visit a few properties this past month to speak to residents about their current issues and county violations.
- Nick Pieria gave an update on the metrics of the HOA emails. 71% of the residents are opening HOA emails, which is somewhat low. Our website was visited 358 times in the recent month. Email is the major method of communicating with the community; residents must not unsubscribe from HOA emails



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- Jay Abel will bring to the July meeting a sample small sign that the Board is going to give out to residents, to put in their window, to indicate their project has been approved by the Board. We have so many AR application we needed a system.

New Business:

- Summer newsletter will be sent out by end of June and everyone in the community, residents and renters, will receive one.
- Our DelDot contact has been promoted and a new contact as of yet has not been assigned.
- Discussion by the Board to update our current covenants by adding an amendment to enhance enforcement of the covenants. Further discussion at the July meeting.
- Adding a “service tab” to the website was discussed due to requests from residents. Further discussion will take place at the July meeting. Kathy Davison will speak to the HOA attorney about liability issues.
- Mold on many of the homes in the community is an issue. John Luzzi will put n article in the Fall newsletter about it.
- From June 2018-June 2019, 11 properties have been sold and one vacant lot. Average sale price is \$256,967 which is \$1600 more than last year. Several unusual factors contributed to this price.

Architectural Review Committee Report:

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

Violations:

- 4 violations from February are still not in compliance. 2 letters of concern have been sent to residents and 2new violations sent.

Executive Session called at 6:58pm

Meeting Adjourned 7:19pm (following Executive Session)