



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: July 8, 2019

Location: Lewes Library 5:55pm – 7:45pm Computer Room

Meeting called to order at 5:55PM

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

No Sandy Brae residents were in attendance.

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

President's Comments: Kathy Davison

- Thank residents for complying the Sandy Brae covenants and not using any fireworks this holiday.
- Disappointed with the attendance of this year's annual meeting; only 7 more showed up from last year. For the residents that did attend, there was great engagement and interest in what is going on in our community. It would be good to see more faces in 2020; maybe changing location would help.
- We need to encourage residents to help and join Board/Committees and address the illegal activities in our neighborhood.

Treasurer Report: Joanne Kempton

- June financials presented and reviewed.
- As a general note, every time there is an unpaid invoice, dues, etc., we are charged additional attorney fees.
- The Board is committed to be more aggressive and push on homes with outstanding fines and dues.
- Liens were placed on 4 additional homes.
- As of this date, 6 residents continue to remain unpaid for 2019 dues out of the 259 properties. Fines, liens, and wage garnishments continue.
- Motion to approve current financials by Rusty Rodgers and seconded by Maryann Jachym; all in favor.

Old Business:

- 286 packets were sent out (June Annual Meeting materials, Summer Newsletter) and only one was returned! Mailing went to residents and renters.
- Moving forward, the Board will no longer be involved in Neighbor-to-Neighbor issues unless there is a violation of the Covenants.



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

- We are going to organize a SIGN committee to investigate costs to repair or renovate the current entrance signs. John Luzzi and Shellie DiLauro will chair the committee, and we will be looking for volunteers to assist. We will start by sending an e-blast to the neighbors and posting to Facebook to look for volunteers. Nothing can be decided until entire community votes.
- Discussion to update the HOA website as information needs to be posted quicker.
- It was decided that for the website we will establish a Service Tab. We will not list specific service providers, but links for suggestions for providers. Board members were asked to email Kathy Davison with website suggestions, and she will get with Techno Goober.

New Business:

- Future location and dates were discussed for next year's annual meeting, as well as monthly meetings. It was decided to find lower cost locations to save HOA money. Kathy will report at the next Board meeting on some closer locations and costs.
- The Board needs to respond to all Board Presidents emails when asking for feedback and approval of letters, changes, etc. All Board members understood and agreed.
- Rusty will be looking into community cost of bi-monthly cost for yard waste pick-up as well as bulk garbage bins.
- Resident inquired about the HOA paying for community mosquito spraying. Concept was discussed with Board and denied due to potential resident safety issues. Resident will be told to contact Sussex County Pest Control.
- HOA Annual dues are slated to increase in 2020. Board will discuss if an increase is needed for the next three years. According to the 2017 Covenants, the dues can be increased every 3 years, by no more than \$25.00.
- Kathy Davison will bring to next meeting suggested amendments to our Covenants. The Board and Community feel we need more "teeth" to our fines, interest rates, etc.
- A resident reported a serious animal incident over July 4th week. Whenever a resident has or sees a situation of animal aggression or abuse, call Animal Control immediately 302-255-4646 then notify the Board; do not wait.

Architectural Review Committee Report:

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

Violations:

- 4 violations from February are still not in compliance; fines continue. A few new letters of concern have been sent to residents.

Executive Session called at 7:14pm

Meeting Adjourned 7:45pm (following Executive Session)