



## **SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING**

**Date:** August 19, 2019

**Location:** Lewes Library 6:00pm – 8pm Computer Room

**Meeting called to order at 5:59PM**

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

7 Sandy Brae residents were in attendance. 1 additional attendee was not a Sandy Brae resident, but the parent of a resident – this was not known till after meeting was adjourned or else, they would have been asked to leave immediately as this meeting is restricted to Sandy Brae residents only.

A brief introduction of the Board and the roles they perform was given since there were residents in attendance.

Approval of the July 2019 HOA Board meeting minutes: motion to approve by Rusty Rodgers and seconded by Lorie Seaman; all in favor.

**Treasurer Report: Joanne Kempton sent her report in prior to vacation. Kathy Davison read the report**

- July financials presented and reviewed.
- 4 residents are unpaid form 2019; 2 from 2018 of the 259 properties. Fines, liens, and wage garnishments continue as needed.
- We have not heard back on 2019 snow renewal reimbursement from DE State. Will report update at next meeting
- Treasure is investigating rates for our current CD account and will give update at next meeting.
- Motion to approve current financials by Rusty Rodgers and seconded by Jay Abel; all in favor.

**Old Business:**

- We have added a Service Tab to our website that includes recommendations for residents of local web-based providers.
- Entrance signs are aging and in need of updating or replacement. From the contractor who created the current signs, the cost is \$4.2K to repair, and \$8.2K to replace. There will be a sign committee that will work with the Board and residents on next steps if any on the entrance signs. Any resident being on the committee contact Kathy Davison at 302-682-3986.
- The Board is investigating locations for the monthly and annual meetings. We are looking for the most cost effective as well as convenient location. Costs for Lewes Library and MCC Church were presented. Board recommended getting one more.
- Rusty Rodgers investigated yard pick-up for the entire community and found that most waste removal companies do not offer this service.



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### **New Business:**

- Nick, Rusty and Shellie all attended the August 8 DelDot meeting in referenced to changes on Plantation Road. No true details were given to the audience and best summary can be found online from the Cape Gazette.
- September 20 and 21 will be the Fall Yard Sale dates. There will be notice in the Gazette the week prior, as well as signs placed strategically around our neighborhood. An HOA eblast and Facebook post will go out by the end of August.
- Newsletter Editor is looking for additions to the Fall Newsletter due out the end of September. Any ideas for articles please submit to the HOA email address. Sandybraehoa.lewes.de@gmail.com
- AR window signs were presented by Jay Abel and approved. These will be used going forward for homes to be acknowledged that they have contacted the Board and been approved accordingly.
- The Board continues to be informed and find issues with residents violating SBHOA covenant #22 for short term leasing. Four residents have been identified to date and contacted about their violation They were notified via regular mail and certified letters. Per the HOA attorney's advice, the Board sent an email blast, posted on Facebook about violating Covenant #22. The violators have till August 22, 2019 to cease their short-term-leasing operations. Continued discussion on this topic was moved to executive session.

### **Architectural Review Committee Report:**

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

### **Violations:**

- 4 violations from February are still not in compliance; fines continue.
- 1 email of concern for parking of commercial truck on the street
- 1 concern letter for dog running loose
- 4 letters for violation of covenant #22

### **Residents:**

At the close of the open meeting, 3 of the residents in attendance, who are in violation of Covenant #22, spoke and ask questions. The residents who are short term leasing a house on AirBNB made a presentation. It was made clear that short term leasing in any form is in violation of our HOA Covenants (very explicit language is used) as well as against our community's zoning code. Covenant #22 has been in existence since 2008. Additionally, it was made clear the residents in violation did not follow the AirBNB hosting permission procedures immediately or this situation would have been stopped from inception. Safety concerns with transient renters, losing sense of community, negative impact on property values, nothing positive for neighbors, and that they were conducting a business in a residential community were all discussed.

**Executive Session called at 6:55pm    Meeting Adjourned: 7:40pm**