

SANDY BRAE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 9, 2019 6-8pm Lewes Library

Minutes

Call meeting to order at 5:55pm

Attendees: Kathy Davison, Jay Abel, Joanne Kempton, MaryAnn Jachym, Lorie Seaman, and Rusty Rodgers Absent: Shellie DiLauro, John Luzzi, and Nick Periera

Approval of the August 2019 minutes motion by Rust Rodgers second by Joanne Kempton all in favor

President Remarks: made during Executive Session

Treasurer Report:

- August financials motion to approve by Jay Abel seconded by Maryann Jachym all in favor
- 3 property owners have not paid 2019 dues and 3 property owners not paid 2018. Fines continue.
- Discussion on status of current liens and future wage garnishments. One lien will be lifted this month.
- HOA was not reimbursed for 2018 snow removal. State letter said we did not get enough snow.
- Discussion on CD choices. Best rate is WSFS however Treasurer recommended we do nothing at this time due to impending legal fees and possible new entrance signs.

Old Business:

- Update on Entrance Signs Committee. We have another resident that volunteered to be on the committee. We will call a meeting in October to begin the process.
- All 2020 HOA meetings will take place at the MCC Church on Plantation Road. Board meetings will continue to be second Monday of the month 6-8pm and the second Saturday in June for the annual meeting. Purpose in changing location was better convenience for all residents and the Board plus less rental fees.
- Yard Sale is Sept 20-21. Ad in Cape Gazette, Facebook post, and resident eblast. Signs go up at entrances on Sept 15
- Fall Newsletter has been sent to Board for review. John is waiting for resident profile to respond. Will go out end of September.
- ARC window sign Jay will have final design at the October meeting
- Update on Covenant #22 violations. Reminder information was sent out to all residents via Facebook post, eblast, and a letter of explanation was mailed to all residents. HOA attorney is sending letters to the four violators. One violator has completely stopped.

New Business:

- It was determined that a special meeting will be held by the Board in late September for the sole purpose of discussing the possibility of amending some of the covenants.

- Board approved all updates to the 2020 Renters Form and ARC Form
- Joanne Kempton got one bid returned for the 2020 Snow Plowing contract. She is going to try and get one more. Current bid was from current vendor.
- Discussion on raising the annual dues for 2020 by \$25

Violations:

4 from February still not in compliance; fines continue.

AR Forms:

- 34089 Beech Drive – adding patio & pergola
- 34279 Postal Lane – replace roof
- 34126 Mulberry Lane – replace roof

Residents in Attendance: 3 residents attended

Resident from Magnolia presented zoning information to the Board in support of them having a short-term leasing house and again detailing the benefits of having AirBNB's in a community. Resident wants to see the Covenants changed to allow short term leasing.

Another resident from Juniper registered opposition to AirBNBs and reasons why.

Board President promised the residents further Board discussion on the matter when all Board members could be in attendance, consulting attorney on the possibility before Board votes on the possibility of holding community meeting on the topic, and that all this would happen before any vote on covenant amendments to #22 could take place. Also, nothing is going to happen on this in 2019.

EXECUTIVE SESSION was called at 6:45pm

ADJOURNED at 7:25pm