



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: December 19, 2019

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

Meeting called to order at 5:54PM

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

2 Sandy Brae residents were in attendance.

Approval of the October 2019 HOA Board meeting minutes: motion to approve by Jay Abel and seconded by Maryann Jachym; all in favor.

Treasurer Report: Joanne Kempton

- November financials presented reviewed.
- 2 residents are unpaid from 2018; 3 from 2019 and 92 paid of the 259 properties for 2020 HOA dues. Fines, liens, and wage garnishments continue as needed.
- Snow Plowing & Common Areas lawn mowing contracts have been negotiated and signed.
- Motion to approve current November financials by Rusty Rodgers and seconded by Lorie Seaman; all in favor.

Old Business:

- New ARB Sign will start to be used in 2020 to visually identify resident with approved ARB. Process is once received and approved the SB vice-president will contact the resident and to place the sign at their home.
- From last mailing of amendment changes, board letter, board elections, etc., only one returned letter, which means our mailing list of residents, is 99% accurate.
- Amendments have been registered and final mailing to community of new amendments will be sent out in January 2020. Amendments were effective November 27, 2019, however Board approved enforcement to start January 2020.

New Business:

- Starting January 2020, board and annual meetings will be held at MCC Church. Board meetings will be 6-8pm. This information is on the HOA website calendar.
- All new forms (ARB, Renters) will be posted to website by end of December 2019.
- The construction on the Maple Drive house has ceased. Their ARB has expired and owners have been notified; no response received. They are now in violation of our covenants.
- Winter 2020 newsletter will be sent out last week of December 2019.
- Our wreaths are back up this year, and look great. We want to again extend a thank you to our resident who works at Windsor Flowers for the discounted rate to the community for all wreaths.



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- The hill at the end of Mulberry is eroding and now we will be adding more dirt, the trees will be trimmed and more bushes planted. The situation involving a drain pie from the resident in Plantations East is at a standstill.
- The vacant lot on Postal Lane has not been sold. The adjacent neighbors were notified.
- No update on the mailbox vandalization and no other mailbox destruction issues. There was a report of a package that had been tampered with on a porch at a home on Juniper.
- 3 homes have been sold and slated for settlement between December 20 and January 6.

Architectural Review Committee Report:

- 1 AR form has been received, reviewed, and approved.

Violations:

- 1 call on continuing neighbor to neighbor complaint
- 4 calls on barking dogs at a rental property
- 2 calls concerning speeding vehicle in community
- 12 residents continue to NOT remedy their violations; fines continue as appropriate

Residents:

Attended resident expressed their concern over the new amendments. All questions were addressed.

Executive Session called at 6:45pm Meeting Adjourned: 7:18pm