



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: January 13, 2020

Location: Metropolitan Community Church on Planation Road 6:00pm – 8pm Main Room

Meeting called to order at 5:55PM

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

1 Sandy Brae residents was in attendance.

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

President Remarks: Shellie DiLauro has sent a letter requesting leave from her Board position from now thru June due to personal reasons. We want to thank Shellie for all her years of service on the SBHOA Board and wish her all the best.

Treasurer Report: Joanne Kempton

- December financials presented and reviewed.
- The high costs of legal fees for 2019 were due to the cost of legal advise, liens, placing wage garnishments, Airbnb cases, and letters to residents, etc.
- As of today,42 residents are unpaid for 2020 dues. 2 residents still have not paid 2018, and 3 have not paid 2019.
- 11 residents are still open for fines.
- Motion to approve current financials by Lorie Seaman and seconded by Maryann Jachym; all in favor.

Old Business:

- Newsletter went out early. In 2020, the newsletter will be mailed to any resident and renter without an email. All others will get the newsletter by email and also on the HOA website. Thank you John Luzzi for all your efforts in getting these newsletters done.
- Maple Drive house appears that owners might have abandoned the property as all work has stopped and owners have been non-responsive to communication from the HOA. The Board will reach out to the attorney for next steps.
- All AR forms from 2019 have been completed but one.



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New Business:

- Sixty-three, 2020 dues reminder letters were sent out on January 6 also referencing the new fine system for non-payment.
- Fifteen, 2020 renter form reminders were sent out of the 30 rental property owners; 12 have not replied to date.
- It has been determined that the SBHOA annual meeting will be at the MCC Church on Plantations Road, however, the monthly meetings go back to the Lewes Library. Notices will be sent out via our website and through Facebook. The SBHOA Annual Meeting date is set at June 13, 2020.
- The final 2020 resident and rental database is complete and accurate. However, as emails change and home sales happened, this still needs to be maintained.
- The 2020 Yard Sales will be May 15 and 16th for the Spring Sale; and September 18 and 19th for the Fall Yard Sale. Notices will be sent out through our website, in the Spring and Fall newsletters, and Facebook.
- The new amendments will be mailed out this month.
- 2020 Board Election Ballot will be mailed out on April 1, 2020 and will include a return envelope for resident convenience. An election ballot tabulation committee will be formed to tabulate votes chaired by Vice-President, Jay Abel. The new Board will be announced at the Annual Meeting.
- Speeding issues continue in our community. If you see someone speeding, you should take down their license plate and report to Troop7. The speed limit in Sandy Brae is 25 MPH.

Violations:

- 12 residents continue to NOT remedy their violations; fines continue as appropriate

Residents:

- Attending resident expressed their concern over questionable neighbor activities on their street.

Executive Session called at 6:44pm

Meeting Adjourned: 7:18pm