



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Date: June 8, 2020

Location: Executive Meeting Held via ZOOM 6:00PM – 7:00PM

Meeting called to order at 6:00PM

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

Absent: Nick Pieria (all via ZOOM application)

President Remarks: President, Kathy Davison advised the Board that this was Maryann Jachym's last meeting. Maryann was thanked for stepping up to help and for all her support over the past three years; the entire Board echoed these words.

Approval of the May minutes. Motion by Lorie Seaman; seconded by Joanne Kempton, all in favor.

Treasurer Report: Joanne Kempton

- Motion by Rusty Rodgers to formally approve the May financials; seconded by Maryann Jachym, all in favor. Budgets are posted on the HOA website.
- Liens and wage garnishes were placed on hold till COVID-19 is lifted in July. Monthly interest on fines remain.
- Update given on delinquent and unpaid HOS dues. 1 property owner still owes 2018 dues, 3 are unpaid for 2019, and 6 unpaid for 2020.

Old Business:

- Plantation East resident still has not repaired pipe-dumping water onto Mulberry Lane (deadline was March 31). Attorney is now involved, and the resident has till June 19th. This is the last warning then the HOA will correct. This has been going on for 2 years.
- Residents that have violations of their properties, and have not made corrections or attempt to make corrections, the Board has the option to invoke revised Covenant #10. The decision on four properties will be discussed with new Board at the July 14th Board Meeting. Present Board members unanimously agreed on this decision.

New Business:

- On May 15, 2020, Jay Abel resigned from the Board. We thank him for service over the past three years, for going above and beyond to help in the community, and we will miss his positive insight.
- Official Board voting was completed, and the new board members were presented. The new board will be announced in a special mailing to the entire community and in our Spring Newsletter. We received a total of 128 ballots; 5 were invalid.



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- For next Board Meeting, it was agreed that since these are executive sessions of Board Members only, we will host at one of the Board members home. It seems best as we are now welcoming in new members and face to face (6 feet apart) is most appropriate. If there are residents that wish to have 1-1 meetings with the Board, please contact Kathy Davison (682-3986) to schedule either time at the next HOA meeting or prior. During these new COVID times, we need to start new procedures and ways of communicating, safety.
- Summer newsletter is ready to be sent out by months end. Anyone in the community is always encouraged to submit articles or ideas. We thank everyone for the feedback received.
- The Board is aware of several activities of concern within the community and has reported them to Troop 7 for further action and support to help make them stop. Our Board has reported these issues to Troop 7 in hopes of keeping our community safe.
- The Board discussed adding two tabs to our website:
 - Service Tab – the Board has again unanimously voted against adding this tab as we do not wish to recommend any specific service providers. Currently on the website are general website addresses to check for these types of services.
 - Pet Tab – since we have many pets in our community and sometimes, they break free of their humans, we will investigate the cost of adding a tab where residents, voluntarily, can post their pets pictures, pet name, and owner location. No email or phone numbers will be listed. We will investigate cost with our web people and discuss at the July meeting.
- There was some discussion at past meetings of Sandy Brae hosting a “block party”. Due to effects of COVID and to ensure the safety of the community, thereby any such gathering will need to be postponed till a better safer time. However, the process is very easy to register with Sussex County.
- The SBHOA now has a year subscription to Zoom.

Violations:

- 14 residents continue to NOT remedy their violations; fines continue as appropriate.
- 15 emails went sent to residents as a result of May community drive around.

AR Forms:

- No AR Forms received.

Executive Session ended at 6:48PM