



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Date: July 13, 2020

Location: Executive Meeting Held at Board Members Home 6:00PM – 7:00PM

Meeting called to order at 5:55PM

Attendees: Barbara Brewer, Kathy Davison, Joanne Kempton, John Luzzi, Nick Pieria, John Ritchie, Lorie Seaman and Jack Temple

Absent: Rusty Rodgers

President Remarks: President, Kathy Davison thanked the Board for attending in person, and welcomed the three new Board Members (Jack, John and Barbara). It is good to see active members and neighbors stepping up and taking a role in our community. Director contact lists and monthly Board meeting dates were previously sent to the Board. Going forward, as COVID continues to exist, Board meeting will be conducted by ZOOM.

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

Treasurer Report: Joanne Kempton

- Motion by Barbara Brewer to formally approve the June financials; seconded by John Ritchie all in favor. Budgets are posted on the HOA website.
- Liens and wage garnishes were reviewed and continue as needed.
- Update given on delinquent and unpaid HOA dues. 1 property owner still owes 2018 dues, 3 are unpaid for 2019, and 6 unpaid for 2020.

Old Business:

- At the time of this meeting, the Plantation East resident had cut the pipe to be on their property, but the water continued to run into Sandy Brae property. Kathy and Barbara were going to investigate the issue further.
- 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 was discussed further with new Board, and it was decided to consult with our Attorney.

New Business:

- P&Z held a meeting on the new townhouse project on Postal Lane. HOA Board statement was mailed to each member of the Commission. At the time of this meeting, it was unclear of the outcome/decision.
- Official Board voting was completed, and the new board members and positions are as follows:
 - Kathy Davison – President
 - Joanne Kempton – Treasurer
 - John Luzzi – Secretary, Facebook manager, and editor of quarterly newsletter



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- Lori Seaman – Responsible for coordination of all aspects of mailings, maintain database for residents and renters, and research.
 - Nick Piera – Website manager and execute email blasts
 - Barbara Brewer, Jack Temple, Rusty Rodgers, and John Ritchie are all associate members to the Board
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- The discussion of adding a Pet Tab to our website was discussed. The purpose was for community to share their pet pictures and locations in case any break free. The addition was voted unanimously not to move forward. There are many faster vehicles of posting for a lost pet, and these would certainly be used; our Facebook page, lost pet sites, town hall, etc.
 - Discussion on the condition of our entrance signs. A committee will be formed and chaired by Barbara Brewer. Nothing will be done about our signs without community input and approval. This is going to be a costly but necessary expenditure.
 - The fence at the end of Locust is falling apart. Homeowners have advised that it is sometimes being used as an exit to Postal Lane. Kathy will be getting quotes on replacement or new fence with different material.
 - The residents who did not abide by our covenants and the State Laws for shooting off fireworks on July 4, and subsequent days have been sent fines. The DE State law allows in the month of July the use of ground fireworks; not rockets and other sky related fireworks.
 - New Board Member, Jack Temple will investigate doing some community events such as food drives or something else to get the community to come together and be involved.

Violations:

- 9 residents continue to have unresolved violations; fines continue as appropriate.
- 16 emails/letters of concern were sent to residents as a result of June community drive around.

AR Forms:

- 5 AR Forms received this month
- There was a discussion on the AR Form for Locust Lane that will be later resolved by meeting with homeowner.

Executive Session ended at 7:38PM