



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Date: November 09, 2020

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

Meeting called to order at 6:00PM

Attendees: Barbara Brewer, Kathy Davison, Joanne Kempton, John Luzzi, and Lorie Seaman

Absent: John Ritchie and Jack Temple.

President Remarks: Kathy has informed the Board that she is working with residents on correcting their violations. Also updated on some great sales of homes in our community.

Approval of the September Minutes: Motion by Joanne Kempton; seconded by Lorie Seaman, all in favor.

Treasurer Report: Joanne Kempton

- Motion by Barbara Brewer to formally approve the October financials; seconded by John Luzzi and all in favor. Budgets are posted on the HOA website.
- Liens were reviewed and will continue until payments are made.
- Update given on delinquent and unpaid HOA dues. 1 property owner still owes 2018 dues, 3 are unpaid for 2019, and 4 unpaid for 2020. Every effort is being made by the Board to connect to these residents and get them to remediate the violations and pay the fines.
- As discussed, and voted on at last Board meeting, the Board has no other options but to use the services of a collection agency starting January 2021; HF Holdings was selected. The Board is extremely dismayed with the failure of residents to communicate with the Board, address the violations, and pay the fines that has resulted in placing the HOA in this position. Having violations and outstanding fines from 2018 is disheartening.
- The final 2021 Budget was discussed, and several additions were made.
- An email blast will be sent to residents before Thanksgiving confirming the dues increase in 2021 to \$110.00. This is a \$10 increase and dues have not been raised in three years.
- The Board approved a late dues letters that will be sent to any resident whose dues have not been received by January 1, 2021. This was done last year, and it was effective.



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Old Business:

- Update on the final tally for new sign design. At the time of this meeting, we received 119 recommendations and some great feedback on this activity. We will announce the new design via e-blast, Facebook and likely in 2021 newsletter.
- Barbara Brewer presented new quotes on the routed signs and a company was chosen. An on-site meeting will be set with the new vendor before the end of the year with install planned for the Spring. Special thanks to her for taking on this project and helping the community get better signage.
- The second community drive for PPE and personal hygiene products for Beacon Middle School will be Sunday, November 15. John will send reminders on e-blast and Facebook. We are hopeful for a response like what we received for Cape Henlopen HS.
- We continue to request quotes for snow plowing for 2021; a contractor has not been awarded.

New Business:

- November community drive around volunteer needed.
- John Luzzi suggested, and the Board was in favor of sending an e-blast with a link to the monthly Board minutes located on the HOA website. This is an additional effort to encourage residents to read the Board meeting minutes. This will begin with the November meeting.
- Thank you, letter was sent to Rehoboth Beach Dental, for their generous donation for the Cape Henlopen HS PPE drive last month.
- We are out of HOA Covenant booklets for any new residents or renters. Lorie Seaman will get new quotes for printing of 10-15 booklets. Funds for this printing will be moved to the 2021 budget.
- Kathy attended the Sussex County Council Meeting on November 9 where she and the attorney from Heritage Village presented to the Council a 300-signature petition from residents in Sandy Brae, Heritage Village, Woods Cove and Adolyette Estates against the proposed RV & Boat Storage Facility to be built on Postal Lane. Disappointedly, the decision was deferred to the next meeting.
- The fence replacement project at the end of Locust was completed, and positive feedback was received from the residents nearby the fence on how great it looks, and how appreciative they were. We are seeking permission to post letter received on Facebook to share with community.
- The final update on cleaning of the Pump Station will be completed by December 30th weather permitting.
- It was agreed, 4 to 1, that we should place wreaths on our entrance signs for the holidays. This will be done over Thanksgiving weekend.
- Discussion on a letter received to widen the driveway of their home on Maple Lane. It was agreed by Board to approve the installation, but with many conditions that must be met before the project begins.
- Final discussion on the items for year-end mailing including 2021 dues invoices.
- Discussion on the rise in average cost of home sales in the community for 2020 and the large number of AR forms submitted this year. Improving your home= increase in home values!



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

Violations:

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

AR Forms:

- 3 AR Forms received this month

Resident Comments: There was discussion on the second letter received from a resident

Executive Session called at 6:53pm

Adjourned at 7:53pm