



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

MEETING MINUTES

Date: January 11, 2021

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

Meeting called to order at 6:05PM

Attendees: Barbara Brewer, Kathy Davison, Joanne Kempton, John Luzzi, Jack Temple, Janis Nezvesky-Schertzer, and Lori Seaman

President Remarks: Kathy stated the community is being seen in a very positive light. We had 6 properties sold within one month and 12 residents refinanced. In 2020, 12 properties were sold and the average closing price was \$314K, which is much higher than it has been in years. * data supplied by REMAX agent, Jessica Harrison

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

Treasurer Report: Joanne Kempton

- Motion by Janis Nezvesky-Schertzer to formally approve the November financials; seconded by Barbara Brewer and all-in favor. Budgets are posted on the HOA website.
- 1 property owner still not paid from 2018. 3 property owners not paid from 2019. 4 property owners not paid from 2020.
- Year-end Budget Report reviewed and discussed. We were underbudget for 2020.
- List of residents to have liens placed was reviewed and discussion on residents of unpaid 2021 HOA dues. At this time, 37 residents are currently unpaid; 4 will be going into collections for over three years of unpaid financial obligations. Letters were sent on 1/2/2020 to residents who had not paid as required by the Covenants.

Old Business:

- Addresses and emails have all been updated on Mailchimp and Website.
- As it relates to the new signs, the vendor has received payment, and the construction of the signs has begun. The 4 new signs will be located on left entrance on Oak; right entrance on Linden; Right on Cedar, and left side on Maple. If a letter of agreement and permits are obtained, an additional sign will be placed on the NE corner of the Postal/Plantation/Cedar Gove Road intersections on private property.
- On December 30, 2020, the Pumping Station was cleaned, and task completed. The signal and light are now clear. We have been told that SBHOA residents as well as residents from neighboring community may be dumping lawn debris in this area. This will be further discussed at the February Board meeting.
- Discussion on the correspondence to residents from our attorney.



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New Business:

- Winter 2021 Newsletter is completed and will be sent on January 12, 2021.
- Through Janis's December drive around, all homes appear to be in order.
- Three homes are currently for sale. Kathy continues to have concerns that realtors and sellers are not advising buyers about the Covenants and By-Laws of Sandy Brae.
- Going forward e-blasts from Sandy Brae will solely be focused on community issues. Any social issues or State orientated news will be placed on Facebook.
- We now have printed 20 copies of the current Covenants for new residents.
- On the February agenda will be a discussion on the updating of the HOA Covenants.
- The letter from American Classic Golf was sent to residents via eblast and posted on our Facebook page. American Classic is experiencing residents from the local communities using the golf course as a park. People just walk onto the course and walk their dogs, fish in the ponds, and power walk on the golf paths during course hours.
- The dates for the 2021 community yard sales are as follows: May 14, and 15th for Spring, and September 17, and 18th for Fall. Date of Annual Meeting is set for June 12, 2021. All dates are subject to COVID rules and if it remains safe to gather.
- Current Board Directors all signed and returned their Board Confidentially & Agreement Forms.
- The roads in the third section of Sandy Brae have been reviewed by DelDot this week. These are our newest roads and there are large dips and some sinking. DelDot has been reviewing them for the past 2 days and will send a report of their findings. As we know, the roads in Sandy Brae belong to the State.
- Kathy shared some of her take-aways from the HOA Leader Summit and the top 3 takeaways were as follows:
 - Keeping your finances solvent during COVID for any emergencies
 - Safety of every resident
 - Grooming new Board members to manage and govern in the age of technology

Violations:

- 8 residents have unresolved violations; fines and further action continue as appropriate.

AR Forms:

- 4 AR Forms received this month
- 1 AR request was discussed at length with Board as residents wishes to place a premade garage on their property. Further details and on-site investigation are needed before a decision could be made.

Resident comments, letters or email: Several residents commented, called, email and posted on Facebook on how great the neighborhood looked this holiday with lights, and photos displayed on Facebook. Also, there was some discussion on possible events that we can consider for 2021 to involve the residents over the holidays.

Executive Session called at 7:26pm