



SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING

APRIL BOARD MEETING MINUTES

Date: April 12, 2021

Location: 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, Lori Seaman and Janis Nezvesky-Schertzer. Absent: Jack Temple.

Approval of the February Minutes: Motion by Joanne Kempton seconded by Barbara Brewer; all in favor.

President Remarks:

Kathy wanted to thank Janis Nezvesky-Schertzer for her time spent on the Board, as she will depart after selling her property in Sandy Brae. Also, a huge thank you to Barbara Brewer for her great follow-up on getting our new entrance signs planned and installed.

Treasurer Report: Joanne Kempton

- Motion by Barbara Brewer to formally approve the February financials; seconded by Lori Seaman; all in favor. Budgets are posted on our HOA website.
- 1 property owner still not paid annual dues from 2018. 2 property owners not paid annual dues from 2019. 3 property owners not paid annual dues from 2020. 6 property owners not paid annual dues for 2021. Letters have been sent out to the 2021 property owners for failure to pay and violation fines placed accordingly.
- List of residents to have liens placed/removed was reviewed and discussed.
- Collection Agency activity update: 2 residents are with the collection agency for serious outstanding fines; one is in bankruptcy and one paying minimal amounts. 3 residents were discussed to add to collection agency. Consultation with attorney is necessary on 2 of the 3 residents before the Board takes that step.

Old Business:

- The nomination and election committee has been established and a team has been put together to count votes.
- The fence behind pumping station is still not installed. We have attempted to call many contractors to come out to see the placement and get a quote, but have not received any return calls. Board voted to postpone this project to a later date.
- The new community entrance signs are installed. Feedback from the community and Board is they look great, and fresh. The installation went smooth and easy. Thanks again for Barbara Brewer for seeing the project through. Next step is solar lighting and no maintenance plantings where appropriate.



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- Kathy continues to work with DelDot on issues with some of our streets and ROW issues. No word from our senator or speaker of the house as well on our request for financial assistance. We will continue to follow-up as this is a major issue for our residents and the community.
- The Board is continuing discussing options for an annual meeting. An outdoor event is being discussed as we can assume the Lewes Library will not be available in time/ have strict COVID guidelines for normal June meeting. June meeting is June 13 9am-noon. The Lewes Library still holds our 2019 deposit, but we will use some of those funds to cover costs of the room for monthly Bboard meetings once we get the word the library public rooms are open.

New Business:

- Janis did not do ride-around for this month. Kathy and Barbara will go around in April.
- The Spring mailer, which contained voting nominates and ballot, newsletter, and yard sale flyer was sent out on March 27, 2021. Cost was \$800.00 including postage.
- Spring Yard sale will be on May 14-15 (Rain or Shine). We will post in Cape Gazette, put up our usual road signs, flyers, post to Facebook, and an e-blast to residents.
- Updates to the way we send out e-blasts that now include the link directly to our website. This has increased our visibility to the community website.
- Letters that need to be sent to specific residents, are pending feedback from our attorney.
- The Board is still discussing possible community events, and welcome community feedback.
- The home sales in Sandy Brae are booming, and the prices of homes are rising as well. If you are looking to sell, please remind your realtor that we are a HOA community. There are covenants and bylaws that we ALL live and adhere to. This information is not being given to new buyers by realtors and we are encountering numerous problems.
- Lively discussion was had on covenant #10 as it refers to the keeping of RV and Campers. It is agreed by Board that 2020 was a special year where some exemptions may have been made. But going forward, we need to strictly adhere to the covenants and these sorts of items have restrictions in our community. Barbara Brewer volunteered to draft a letter for the Board to review that will be mailed to all residents concerning this situation.

Violations:

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

AR Forms:

- 5 AR Forms received this month

Resident comments, letters or email: Thank you messages and emails from residents for the work being done by the Board, and how good the community looks. Some calls pertaining to homes being rented for the summer, which is not allowed in Sandy Brae.

Executive Session ended at 7:05pm