



SANDY BRAE HOMEOWNERS' ASSOCIATION BOARD MEETING MAY BOARD MEETING MINUTES

Date: May 10, 2021

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

Meeting called to order at 6:02PM

Attendees: Barbara Brewer, Kathy Davison, Joanne Kempton, John Luzzi, Lori Seaman: Absent Jack Temple.

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

President Remarks: None.

Treasurer Report: Joanne Kempton

- Motion by Barbara Brewer to formally approve the April financials; seconded by Lori Seaman; all in favor. Budgets are posted on our HOA website.
- 2 property owners not paid annual dues from 2019. 2 property owners not paid annual dues from 2020. 5 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 amount. 2 residents were discussed to add to collection agency. Pending consultation with attorney is necessary on 2 residents before the Board takes that step.

Old Business:

- No updates from Attorney - John will follow-up and advise Board.
- The votes are in, and the Board has been reelected for another term. New Member Tim Sherman has been elected and will be notified accordingly. Discussion on the need for more residents to join the Board and how to make that happen.
- The Annual Meeting will take place in the large room at the Lewes Library, with, at this time, a maximum of 50 attendees. COVID protocols will be in place. We will have the large room, so social distancing is not an issue. Kathy will check with the library to secure the date and time.
- There still has been no response back from Senator Lopez, or Speaker Schwarzkopf concerning helping with funding for our roads. Kathy will reach out to resident Betty Deacon to see if she can suggest a way to get their attention to our project request.
- Spring Yard Sale is this weekend. Signs are posted, ads in Cape Gazette, Facebook and eblast will be done tomorrow.
- The issues revolving around boats, campers, RVs and landscape trailers within the community is increasing. Discussion on a letter to be presented at the annual meeting, then mailed to the residents in violation then posted on Facebook, then sent in an eblast. There needs to be clarity on



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- Our Covenant #10 details when it comes to recreation vehicles in the community, what is allowed and what is not. We are a residential community not a storage facility.

New Business:

- Barbara and John will do ride-around for this month. Kathy and Barbara performed for April; that list was addressed with the residents in violation/concern.
- Starting July 12, the Board will meet in person at the Lewes Library. The room is reserved from 6-8PM thru the end of the year, on the 2nd Monday of each month. The website will be updated, an email blast and Facebook posting will also announce this change back. Residents are invited to attend.
- An email e-blast and Facebook reminder will be sent end of June to remind residents that fireworks are not allowed in Sandy Brae.
- Zoom membership will expire at the end of 2021, so we can still meet virtually as needed with Board and/or residents.
- Our Summer mailer for the annual meeting will likely go out in the next couple of weeks and will include financials from April, results of election, proxy, and annual HOA meeting agenda.
- No new information on the office building to be built at the end of Elm and Beech.
- Discussion on the new projects from DelDot that will impact the community
- Homes in Sandy Brae continue to rise in sale prices. Some have reached close to \$400K. Therefore, it is important to keep our community clean, safe, and abide by the covenants.
- Abandon property on Beech has been bought by the bank. Property clean up and maintenance is underway. Kathy is in communication with the bank for ongoing issues.

Violations:

- 7 residents have unresolved violations; fines and further action continue as appropriate.
- Emails were sent to 10 residents who were noted in the April community drive around list.

AR Forms:

- 8 AR Forms received this month

Special note to the AR Forms: Residents have one-year to fulfil their AR requests. We will be sending residents who are 6 months out and have not completed the tasks a reminder to determine status.

Executive Session ended at 7:30 pm