



## **SANDY BRAE HOMEOWNERS' ASSOCIATION ANNUAL MEETING – June 14, 2021**

**Location:** Meeting held at Lewes Library

**Meeting called to order at 6:04PM**

**Board Attendees:** Kathy Davison, Joanne Kempton, John Luzzi, Jack Temple, & Tim Sherman: Absent Barbara Brewer, Lori Seaman.

**Approval of the April Minutes:** Since there was no annual meeting in 2020, due to COVID-19 restrictions, no meeting minutes were available.

### **President Remarks:**

- Introduction of the current Board. Their roles and responsibilities were explained. Welcome to new Board member Tim Sherman and announced there are still 3 positions open on the Board.
- 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. Residents in good standing are invited to attend or submit questions, etc. via email to the HOA email address.
- 20 homes were represented at the meeting, and the Board held 20 proxies that were received via mail prior to the meeting.

### **Treasurer Report: Joanne Kempton**

- Review of the YOY budget. All budgets are posted in the documents page on the HOA website
- 2 property owners not paid annual dues from 2020. 4 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.
- 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.

### **Committee Reports:**

- Website e-blasts have a 38-58% open rate, depending on topic. Need to get that rate up as that does not indicate that 38-58 of the households open the email as some owners have 2 emails per household.
- Residents are encouraged to advise the Board that they are getting emails from Sandy Brae website.
- Facebook site is at 88 members.
- We tried a new online survey for post yard sale, and 48 residents' participants responded. We will host more surveys on different topics now that we have learned how to use this service.
- Feedback on new signs was positive and encouraging.
- Architectural Review forms were at an all-time high for 2020-2021, but there continues to be residents not completing and submitting to SBHOA for review. AR Forms are found on the website or you can email Board.



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- The community project of gathering PPE and personal care products for Cape Henlopen High School was a huge success, so much so two additional schools got portions of the items gathered! We hope to have more of these special projects in 2021/2022.

### **Unfinished Business:**

- Fireworks continue to be illegal in the State of DE. If you hear or see a resident illegally using fireworks call Troop 7 and make them, take the complaint. If you feel your home or property is in danger of fire due to this activity, call the Fire Department. We will be posting to Facebook and sending eblasts again this year to remind residents. It will be in the summer HOA Newsletter and the “no fireworks” flyer was mailed to all residents with the annual meeting materials.
- Board member Barb Brewer was thanked for all her work as head of the entrance sign committee.

### **New Business:**

- Information on the office building to be built at the end of Elm and Beech was discussed, and proposed plans were distributed amongst the attendees of the meeting. The Board will share more information as it becomes available.
- Discussion on the new projects from DelDot that will impact the community – 2023-2026 Bike Path project on Postal & Plantation; the RV & Boat Storage facility on Postal has been approved but owners have not submitted plans to P&Z yet; DelDot will be in the community replacing drain pipes in various locations to help with our drainage issues; and the Board will be calling a meeting with DelDot for the entire community to discuss the DelDot right of way issues and drainage issues within the community.
- Homes in Sandy Brae continue to rise in sale prices. Some have reached close to \$400K. In 2020, the average cost of homes sold was \$319K and on market for 53 days. For 2021, the average closed prices for homes is \$340K, and on market for 20 days. This is the highest it's ever been. Realtors have complimented us on how good the community looks and all the positive reasons to live in Sandy Brae.
- Our Covenant #10 details were discussed as it relates to boats and recreation vehicles in the community, what is allowed and what is not. We are a residential community not a storage facility. The Board will send out communication by the end of the month on this issue and what needs to be done to all residents.
- Kathy discussed funding to help cover costs of repairing our troubled roads and explained that the Board has reached out to Senator Lopez and Speaker Schwarzkopf concerning helping with funding. She also handed out the 1975 and 1980 agreement with DelDot when the streets in the community were given back to them. DelDot may own the streets but they are not entirely responsible for repairing them.
- The situation on the homeless that was found in Sandy Brae was discussed.
- The 2021 election of new Board members was announced. It was also noted that the current sitting board positions will expire in 2022, and residents were encouraged to join the Board.



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### **Questions/Statements from Residents:**

- Too many cars in neighbor's driveway.
- Neighbor has their businesses lawncare equipment stored in their yard.
- Poplar and Willow – the depression in the road is getting more and more serious. Trucks can be heard speeding down.
- Resident thanked the Board for the work they do.
- There is dumping in residents' yard from the Plantations East
- There is dumping of lawn debris behind the pumping station in the third section
- Suggestion to have an HOA fee or some financial arrangement made for a reserve fund for major issues.
- Resident commented about large boat being kept in neighbor's yard.
- How many rental properties do we have?

**Executive Session ended at 7:15 pm**