



SANDY BRAE HOMEOWNERS ASSOCIATION Board Meeting– July 12, 2021

Location: Meeting held at Lewes Library

Meeting called to order at 5:59PM

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

Approval of the May Minutes: Motion by Lorie Season, second by Jack Temple, all in favor

Approval of the June Annual Meeting Minutes: Motion by Jack Temple, second by John, all in favor

No residents were in attendance and no question submitted for discussion in advance by residents.

President Remarks:

From tonight on, the Board will meet here in the library from 6-8pm the second Monday of the month. Dates are on the event calendar on our website.

Tonight, is also the first meeting of the new Board and I want to introduce our newest member Tim Sherman. Our community needs to know that out of the community wide mailing for nominations to the Board, Tim was the only property owner to step up. And, if members of the previous Board did not step up and agree to serve one more year after seeing that single nomination sheet, a property management company would have been hired for between \$18-20K to handle our community.

It is disappointing and discouraging that not only did that happen, but then only 20 homes were represented at the Annual Meeting in June, that's 20 property owners out of 253. Not to mention that on an average, half of our Facebook members open notices and less than half of the residents with emails open them. Additionally, the direct traffic to our website is embarrassingly low, like 5-10 people a month. Although silence is consent, the Board needs to hear the voice and have the participation of the community.

We have a lot of major projects in front of the Sandy Brae...working with DelDot on our roads and ROW, office building coming by Elm and Beech, widening of Postal and Plantation Lanes, finish off the sign project with landscaping and solar light, and hopefully establishing a Covenant Committee to improve/update our Covenants and By-Laws. The 6 of us cannot handle it alone and as it is now, most of us are doing 2-4 functions for the HOA just to operate. We need residents to step up and volunteer so we can be future focused. All of us are busy, 2 members on this Board work fulltime jobs, but if we want to keep going with the work that has been done over the past 3 years to improve Sandy Brae and deal with the projects ahead of us, we need more people involved.

There are 3 vacancies on the Board and sincerely hope some residents in good standing step forward.



SANDY BRAE HOMEOWNERS ASSOCIATION Board Meeting– July 12, 2021

Treasurer Report: Joanne Kempton

- Review of June Financials, which can be found on our website. Motion to approve Tim Sherman, Lori Seaman second: all in favor.
- Residents with unpaid dues from 2018, 2019, 2020 discussed.
- Update on status of unpaid fines and lien placements AND payments
- Update on unpaid 2021 dues - 4 properties.
- It was decided that the collection agency will be used on an as-needed basis, as we have had better success dealing directly with residents.

Old Business:

- We are up to date with our attorney on all resident and property issues.
- We received 4 emails in response to the RV/Camper/Boat covenant issues letter.
- The results of the yard sale survey were mostly positive, and it seems that we are organizing these sales at the right hours and times of the year. Of all the residents we have, only 26 homes responded.
- Discussion on property issues of homes on Linden, Beech and Postal Lane. A letter was received after July 4th from a resident stating they will be setting off fireworks. Letter and fine were sent to this resident for violation of covenants.
- Tim and Kathy will do the July ride-around.

New Business:

- A short update on homes selling faster and faster in Sandy Brae, and reaching highest prices to date. Two more will be for sale by the end of August.
- Suggestion to put in the next newsletter.... explain what the Board does, and how long it takes. What would happen if the current board didn't return to their position? Kathy will draft something for Board's review and comments.
- Discussion on mailing post Annual Meeting. Board unanimously decided that going forward, all the materials from the Annual will not be mailed, except to those residents with no email. The cost for mailing this June's Annual Meeting was over \$1400. Moving forward the link will be sent out on Facebook and eblast to all residents plus a resident can go directly to the website to read the minutes. It is important that all residents and renters provide their most up to date emails.
- The individuals voted to be on the Board voted for the following positions to be filled:
 - **Kathy Davison – President**
 - **Joanne Kempton – Treasurer**
 - **John Luzzi – Secretary**
 - **Lorie Seaman - Director**
 - **Tim Sherman – Director**
 - **Jack Temple – Director**
- All Board members present submitted their Board Member Agreement & Confidentiality agreement.



SANDY BRAE HOMEOWNERS ASSOCIATION Board Meeting– July 12, 2021

- It was discussed and unanimously voted on to immediately form two committees:
 - Covenant committee with a Board member as Moderator and seek resident involvement.
 - Social committee to bring in some fun activities for the residents to participate.

Violations:

- Fireworks

AR Forms – June/July:

- 18393 Locust Lane - replace siding on entire house
- 33985 Birch - dumpster for extensive landscaping removal
- 34133 Juniper - new roof
- 34050 Mulberry - new roof
- 34049 Mulberry - 3 windows replaced to match rest of the house
- 34229 Dogwood - new roof
- 18221 Holly - install pool
- 18247 Oak -new fence
- 18254 Magnolia -new roof
- 34315 Beech - repair and paint gazebo
- 18386 Locust -dumpster for interior remodeling
- 34108 Juniper - new roof
- 34029 Dogwood -dumpster for removing all outside landscaping and interior remodeling
- 34077 Popular -new roof
- 18318 Pine- new fence

Resident Feedback:

We received emails and letters on the following topics:

- Solar Lights for the new signs
- Complaints of fireworks
- Compliant on parking with pool parties
- Compliant of RVs in community

Executive Session ended at 7:25 pm

Adjournment: 7:31pm