



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– August 9, 2021

Location: Meeting held at Lewes Library

Meeting called to order at 5:59PM

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

Approval of the July Minutes: Motion by Joanne Kempton, second by Tim Sherman, all in favor

No questions submitted for discussion in advance by residents. One resident in attendance.

President Remarks:

I (Kathy Davison) spoke to the Vice-President of Adolyte Estates 2 weeks ago and it seems Mr. Hete is back. He wanted to meet with them about building 4 homes on Postal Lane on his two lots. He has not called us or reached out in any fashion. I have not seen his re-petition to Sussex County P&Z. I did notify the HOA vice-president of Heritage Village.

I want all residents to know all of us on this Board are trying our very best to protect community property values, reduce nuisances, preserve the overall value of the community, and work to maintain a high quality of life for all residents. Certain documents bind all owners in Sandy Brae to be governed by the HOA. These documents (our Covenants) require mutual obligation between residents and the community. We are, as the saying goes, in the same boat here in Sandy Brae and although an issue might not immediately affect you, it effects the community you are a part of. I am excited to have residents step up and volunteer to be on the Covenant Committee so we can begin to update some of the Covenants to better suit our community.

Treasurer Report: Joanne Kempton

- Review of July 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. We can eliminate the years 2018 and 2019 now from the list. Only one resident still owes for 2020 and 2021; attempts to collect on going.
- Update on status of unpaid fines and lien placements AND payments. The balance sheet has been cleared except two residents.
- After a presentation by Joanne Kempton on establishing a Reserve Fund, the Board voted not to establish one at this time.



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Old Business:

- Update from our attorney on all residents and property issues was discussed.
- We received a total of 5 emails and no phone calls or letters in response to the RV/Camper/Boat covenant issues letter. Over this past weekend 3 additional RVs were parked on properties and 1 boat. Discussion on lack of input to the Board from residents who own these recreational vehicles is making this situation difficult.

New Business:

- Discussion on residents that have pools and parties. Many residents have added pools over the past year. The Board recommends that these residents please be careful of guests parking on the streets, in front of neighbor's driveways, and leaving room on the street for emergency vehicles to pass. The HOA does not own the streets in the community so we all must be courteous neighbors. If you are going to have a large party, the Board recommends notifying your neighbors in advance.
- Fall Community Yard Sale is Sept 17-18. Advertising will be placed in Cape Gazette, community road signs, Facebook and eblast postings. Advance notice has already been sent out to the community.
- Tim Sherman and Jack Temple presented a list of Fall activities for consideration and review by the Board. More information is needed before final decision on some events. Back To School Drive was approved with additional information presented this week; we need to get on this ASAP.
- Update on Covenant Committee was presented by Kathy. Board decided not to have an August meeting of this committee, but to see if we received additional residents on the committee and meet in September. To date, we have 2 residents volunteering.
- Discussion on solar lights for the entrance signs and planting small landscaping by the new sign on Postal & Plantation. Tim Sherman to get with Kathy this week on prices and design. Signs are just too dark to see in the night.
- Fall newsletter. Submit content ideas to John ASAP for mid-Fall issue. Some suggestions: follow up on DeIDot meeting, list of Sussex Co required things that need a permit, list of the Fall social events, photo of the School Supply drive with Lewes Senior Center.
- Discussion on logistics for August 10 meeting. Board members have assignments, meeting will be taped to out on HOA website, registration needs discussed, and hand-outs printed.

Violations:

7 violation letters were sent from July drive around and 2 letters of thanks to residents who corrected violations and are continuing to make property improvements.



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AR Forms:

- 34013 Mulberry – skylights replaced
- 18318 Pine Lane – install fence rear of property
- 34205 Beech – new shed
- 34411 Postal Lane – install new chain link fence
- 34401 Postal Lane – install new chain link fence
- 18429 Linden – new roof
- 34089 Willow – install Norwich stone around the entire foundation

Resident Feedback: resident ask questions concerning our drainage issues and standing water issues as they are not here fulltime and did not understand the situation.

Executive Session called at 6:50pm.

Adjournment: 7:25pm