



## **SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– September 13, 2021**

**Location:** Meeting held at Lewes Library

**Meeting called to order at 6:03PM**

**Board Attendees:** Kathy Davison, Joanne Kempton, Lorie Seaman, and John Luzzi.

**Approval of the July Minutes:** Motion by Joanne Kempton, second by Lorie Seaman all in favor

**No questions submitted for discussion in advance by residents. Two residents in attendance.**

### **President Remarks:**

Kathy announced the resignation of Tim Sherman and Jack Temple. They both will remain on the social committee for Sandy Brae and we are hoping to have something special for Halloween in the community. We thank them for their time on the Board, and their efforts.

For a community resident-run HOA Board to be successful, we need to have volunteers from the community. It is unfair to have the workload of a 9-person Board be done by 4 people. Unless residents start to stand up and volunteer to be on the Board, come 2022 we will search for a paid Administrative Assistant, a Project Manager or a Property Management Company. SBHOA has 3 high projects going on right now in addition to the daily work and obligations of the Board. Now is the time to contact the Board via email and help out.

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

- Review of August Financials, which can be found on our website. Motion to approve John Luzzi, Lorie Seaman second: all in favor.
- Residents with unpaid dues were discussed. For the first time, in many years, there are only two residents that have open fines.
- There is only one resident and property owner that has not paid their 2021 HOA dues. This resident also has open fines. Lien has been placed and wage garnishment. The resident has made no attempt to contact the Board with any payment options.

### **Old Business:**

- As a follow up on the RV, Camper, Boat, Trailer notice, a letter will be sent to the 30 residents requesting that they make every effort to comply. Thank you to the residents that have done so already.
- Signs are up for this weekend's Fall Yard Sale. Advertisement has been placed in Cape Gazette, and eblasts/Facebook posts have been made to the community. John will take down signs late Saturday afternoon. We hope the weather holds up!
- Tim Sherman had submitted a proposal for solar powered lights and general landscaping (no maintenance) around one sign to 3 contractors. Only one was returned, and still awaiting other 2 for pricing. The cost of the first quote was \$2K and considered by the Board expensive for one sign.
- The School Supply Drive was a huge success! An article with photo will be placed in the Fall newsletter. Thanks to all residents who donated.



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- “The Road Project” –Resident Betty Deacon is set to meet with Pete Schwarzkopf to get a final cost from DelDot. Pete Schwarzkopf has met with DelDot to get the final cost for the Sandy Brae Road Project.
- Still awaiting date from DelDot for a second visit on our ROW issues.
- The Covenant Review Committee will be meeting on September 14<sup>th</sup>. 2 Board members and 5 residents have volunteered to be on the committee. 2 residents have already sent in notice they cannot attend. Progress reports will be given monthly or as needed to the Board.

### **New Business:**

- Board has sent letter to Mr. Hete that we support the building of 4 custom luxury houses on Postal Lane. We are unsure of how the other surrounding communities responded.
- Tim Sherman provided via email and update Social Committee activities. We were set to have some activities around this years Fall Yard Sale; however, it was nearly impossible to get an ice cream truck vendor to respond to inquiries.
- The 2022 SBHOA Budget will be ready by last week in November and sent to community.
- In compliance with Covenant #16, the Board unanimously voted to raise the HOA Dues by \$15.00, making 2022 annual dues \$125.00. The annual HOA dues have not been raised in 2 years and were increased in 2018 by \$10.00.
- The Board agreed to keep our contract for 2022 with Emerald for snow plowing.
- The Board agreed to keep Total Package for 2022 mowing; they have increased the cost by \$10.00 per mow.
- The Board discussed electronic voting. Since our By Laws say “by mail only” we cannot explore this option until the By-Laws are updated. John Luzzi will investigate cost as the Board did not want to use Survey Monkey.
- Newsletter will be sent out last week of September. The email will be sent via email and on Facebook then mailed to the 80 residents and renters without email.

### **Violations:**

3 emails were sent out and 2 letters to residents; corrections were made on all violations from last month.

### **AR Forms:**

- 34097 Beech Drive – new fence
- 34233 Beech Drive – dumpsters for extensive interior demolition
- 18318 Pine Lane – notification of delivery of 2 PODS till 9/10
- 34006 Mulberry Lane – repair back deck and railings
- 34101 Juniper – replace all windows and re-side entire house
- 34253 Beech – paint outside of the entire house

**Resident Feedback:** None.

**Adjournment:** 7:05pm