



## **SANDY BRAE HOMEOWNERS' ASSOCIATION**

### **Board Meeting– October 11, 2021**

**Location:** Meeting held at Lewes Library

**Meeting called to order at 6:01PM**

**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.

**Questions from Residents:** Jay Abel was present to discuss why the third section was not funded to get repaired and to share with the Board his conversation with DeIDOT reference road funding. The Board appreciated Jay's information and time and will investigate those possible opportunities

**Treasurer Report: Joanne Kempton**

- Review of September Financials, which can be found on our website. Motion to approve Lorie Seaman, John Luzzi second: all in favor.
- Residents with unpaid dues were discussed. Two residents continue to have open fines.
- Discussion on the 2021 Budget vs 2021 actual analysis, which can be found on website.
- Open discussion about 2022 budget and review of potential expenses such as continuing attorney fees, reprinting of covenants, meeting locations, planting by new signs, social events, etc. Expenses will be high for copying and postage because of the Covenants and the election.

**Old Business:**

- As a follow up on the RV, Camper, Boat, Trailer notice, last month a letter will be sent to the 30 residents requesting that they make every effort to comply until the Covenants have been changed and those changes approved. Several residents have complied, and the co-operation is appreciated.
- Notice was made in Fall Newsletter and in the September minutes regarding the Board approving annual dues being raised for 2022. Dues in 2022 will be \$125. No resident feedback was received.
- Tim Sherman submitted one proposal for \$1985 for landscaping by the Postal and Plantation corner entrance sign and another for \$2300.
- As an update to the "road project", it was announced that it is official House Speaker Pete Schwarzkopf office is funding for the repair of Maple, Oak and Hickory for the community from The Community Transportation Fund. We are still waiting to hear from Senator Ernie Lopez. The Board will continue to search for funding to repair more roads in the community and work with DeIDot on the repairs. Again, a huge thank you goes to Betty Deacon for her persistence and assistance in getting this accomplished.
- The Covenant Committee has met every Tuesday night since September and are making great headway with the covenants. When completed they will start their review on the bylaws. Their goal is to have their recommendations to the Board by the January meeting and then the final recommendations go to the HOA attorney for review. Once that is completed, they will be sent out to all residents for vote. Again, no changes will be or can be implemented until they receive 131 votes from the community. It should be noted that 5 people had signed up for this committee, but 2 persons showed up for the actual meetings.



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#### **New Business:**

- Only one house seems still for sale in Sandy Brae with another possible two by years end.
- A flyer was sent out via Facebook, E-Blast and printed and sent to residents without email for this year's 1<sup>st</sup> Halloween Stroll which will be at 5:30PM on October 29<sup>th</sup>. Residents have been advised to bring flashlights. Should be great event for the young residents in Sandy Brae. Thanks to Social Committee chairs for getting this done so quickly. Reminders will be sent again via Facebook and E-Blasts in the coming weeks.
- The Board discussed and was in favor of using our website survey tools in late January to ask the residents what kind of other social activities or events they might like. This could help the Social Committee for 2022.
- Discussion on future locations for Board and Annual Meetings. Joanne is seeking quote from Lewes Senior Activity Center. Board felt the Lewes library will remain a good location if cost is not better elsewhere.
- It was decided by Board to sustain the services of Techno Goober to host our website and continue to be technical support as needed. They have raised their technical support hourly cost by \$10.00 for 2022.
- The incident with the BB guns was discussed. The situation has been resolved.
- The community drive around for October/November will be done by John Luzzi.
- A commercial property on Route 1 (Willow & Marie) that backs up to Maple at Elm has been sold for 2.5M by a commercial realtor. It is unclear what will happen there. The Board has reached out to the commercial realtor and settlement is mid-December. It is important that the HOA reached out to this new neighbor as whatever is built there will have an immediate impact on homes on that street. At this time, we do not know who bought that property.

#### **Violations:**

1 letter was sent out to resident.

#### **AR Forms:**

- 18371 Locust – tree removal
- 34096 Mulberry – outside of house totally repainted
- 18247 Oak – outside of house totally repainted
- 34041 Mulberry – window replacement
- 18376 Locust – extensive tree removal, inground pool
- 34122 Mulberry – sealed driveway

**Resident Feedback:** Many emails complimenting the Fall newsletter and congratulations on the funding for the roads.

**Adjournment: 7:12pm**