



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– November 8, 2021

Location: Meeting held at Lewes Library

Meeting called to order at 6:00PM

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

Approval of the October Minutes: Motion by Lorie Seaman, second by John Luzzi all in favor.

President Remarks: The Covenant Review Committee is working very hard on our covenants to give us updated language, explanations, and better-defined governing rules for a better community now and for the future. If residents do not vote 131 yes votes for each change, that particular change will not happen and what is currently in place will stay in place. We hope all residents vote no matter how they feel. The goal in doing this huge undertaking is to keep Sandy Brae an attractive community to live in, generate revenue for major improvements, keep our homes prices high, and show that our residents take pride in living here.

Treasurer Report: Presented by Kathy Davison, but submitted prior in email by Joanne Kempton

- Review of November Financials, which can be found on our website. Motion to approve John Luzzi; second by Lorie Seaman: all in favor.
- Residents with unpaid dues were discussed. Two residents continue to have open fines.
- Final discussion on the 2022 budget; motion to approve by Lorie second by John all in favor. This budget will be mailed to all residents in November with the 2022 dues invoice and posted to website at that time.
- The treasurer has recommended that we prepare for a financial compilation to be done in June, as suggested by the accounting firm used by SBHOA, in the event there is a complete turnover of the current Board. The cost is \$1500-\$1800 and will be in the 2022 budget. Voted on and all in favor.
- The Board discussed, per the Treasurer's and other real estate professionals' suggestion, to institute a Transfer Fee for the sale of every home in Sandy Brae that would add income for capital improvements. Effective January 1, 2022, the Board recommends we institute a Transfer Fee of sale of any new sales of homes in our community. The fee is \$250 per sale. This fee will be paid by the buyer and monies collected will go directly to community improvements (roads). According to our Bylaws, Section 11, general power and duties of the Board, the Board has the power to do this and if all in agreement, it then goes out to all the membership for vote. This idea was approved by the Board and sent immediately to the Covenant Review Committee to include in the proposed changes for community vote.

Old Business:

- Total Package was selected for 2022 for Postal and Planation intersection entrance sign lawn maintenance.
- Unfortunately, the Halloween event was canceled due to weather. Social Committee is working on upcoming events. This Halloween idea was so well received that the Board proposed we do it again next year.
- Regarding the "road project", the streets have now been sprayed and marked, but we have not been given a start date. Kathy will contact DelDot to get an update. As a note, we have not heard from Senator Ernie Lopez for any support.



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- The Covenant Committee has been meeting regularly and has come a long way through first review of covenants and bylaws. Once their work is completed, it will then be passed to Board for approval, then go to the attorney for review, and then finally goes to community vote. Revised target date for community vote is sometime in February. The Committee hopes we get the residents to vote.
- As a follow up on the RV, Camper, Boat, Trailer notice, several residents have complied, and their co-operation is appreciated.
- As for the sale of Route 1 property behind Elm and Maple, buyer remains anonymous, closing is in December 2021. Property appears to be maintained well.
- The lighting issue caused from the strip center, it seems they have dimmed one light, but it continues to be very bright and effect many residents.

New Business:

- 2022 community dues will be mailed out by end of month.
- November drive around was completed by John Luzzi, and 4 notices were sent out accordingly.
- The property owned by Warrington's' has been reported to the P&Z and constable for running an unsanctioned junk business on the lot.
- Discussion was had on decorating the new entrance signs. Final discussion is pending based on not damaging new signs.
- Winter newsletter will be sent January / February 2022.
- Techno Goober will update website for 2022.
- 2022 revised New Resident Welcome Letter, Renter Welcome Letter and Form, and Architectural Modification Form were presented. John will upload to website by end of this month.

Violations:

3 letters/emails of concern sent to residents from the October community drive around and resident complaints.

AR Forms:

- 18247 Oak – Install Outside Chimney

Resident Feedback: None.

Adjournment: 6:51pm