



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– March 14, 2022

Location: Meeting held via ZOOM

Meeting called to order at 6:03PM

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

Approval of the February Minutes: Motion by Joanne Kempton, second by Lorie Seaman; all in favor.

President Remarks: I am very excited about all the work the Covenant Review Committee has done to help the community revise some of the covenants. I sincerely hope all the residents participate and vote however you feel about the proposed change. This vote will help the Board see how you, the resident, wants to move forward. We need 131 properties to vote yes on the three changes we are sending out, so please take the time to vote.

The Architectural Review Form for Modification, Replacement, and New Builds has been in effect, in one form or another, for decades in our community. Why do we have it? The Board has a fiduciary duty to do what's best for the whole association and is responsible for maintaining the aesthetic and structural integrity of the association. We have a simple AR form and all we ask of the residents who are doing anything on the checklist is to fill out the form correctly and completely then get it to the Board BEFORE you begin a project. The Board has already published a list of required permits for single family homes in our newsletter. Compared to other associations of our size, what we require in terms of architectural modifications, replacements, and new builds is very reasonable.

I look forward to seeing our residents at the first ever Residents Meet & Greet at Shrimpy's on March 24, 5-7pm. Happy Hour prices and menu in effect. If this is a success, I am sure the Social Committee will do it again!

Treasurer Report: Joanne Kempton

- Review of February Financials, which can always be found on our website. Motion to approve by John Luzzi; second by Lorie Seaman; all in favor.
- Resident with unpaid 2021 & 2022 dues was discussed. Only one resident continues to have 2021 unpaid fines and unpaid years of HOA dues. We continue to move forward in the fine process as outlined in the Covenants.
- For the 2022 HOA dues, 7 residents are still unpaid as of today. Board has not been contacted on any special needs or situations on these remain residents. Late fees issued as appropriate.
- June 1 is the deadline for submitting snow plowing bills to the State for reimbursement; we will be submitting by end of April.
- We are being charged \$32.00 annually by Sussex County for our entrance sign on the corner of Postal and Plantation because of size. Going forward, this will become a separate line item in the budget



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Old Business:

- Update on the “road project”: Kathy will be contacting DelDot to find out dates for Phase 1 completion as it still has some definite issues and a punch list, as well as to find out start date for Phase 2. We will continue to inform the residents via eblast as we get details and dates from DelDot.
- Update on the Covenant Review Committee: Final draft was sent to the attorney for review and sent back with his suggestions and comments. The Board has decided to send out voting for only three covenant changes that are most important and concern to the residents. This mailing will be sent out end of May for voting.
- Update on the Social Committee “Meet & Greet Nite”: A blast will be sent this week and next reminding residents of March 24 from 5-7pm at Shrimpy’s.
- Update on HOA Board Election: There will be a mailing sent on April 22 with Board nominations.
- Update on Techno Goober: Our website will be given a fresh new look, with bright and better pictures. There will also be a clean-up and archive of older files and videos.
- Attorney Updates: Discussion on status of one resident with outstanding violations and a final solution plan was approved.

New Business:

- The February drive around was completed, and letters of concern were sent as needed
- The Spring/Summer newsletter will be sent by end of June.
- Snow markers will be removed within the month.
- Annual Meeting is June 18, 10am-noon, at the Lewes Library. The logistics will be discussed at May board meeting.
- Currently, no homes are for sale in Sandy Brae.

Violations:

Two violations noted and notices sent. Violations from February corrected except 2.

AR Forms:

- 3444 Maple Drive – re-application to expand driveway
- 34361 Postal Lane – new roof
- 18253 Magnolia – repave driveway

Resident Feedback: 4 emails of appreciation.

Adjournment: 7:13PM