



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– May 09, 2022

Location: Meeting held via ZOOM

Meeting called to order at 6:02PM

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

Approval of the March Minutes: Motion by Joanne Kempton and second by John Luzzi all in favor.

President Remarks: None at this time.

Treasurer Report: Joanne Kempton

- Review of April Financials, which can always be found on our website. Motion to approve by John Luzzi second by Joanne Kempton all in favor.
- Residents with unpaid 2021 & 2022 dues were discussed. Only one resident continues to have 2021 unpaid dues and fines. We continue to move forward in the fine process as outlined in the Covenants.
- For the 2022 HOA dues, 3 residents are still unpaid as of today.

Old Business:

- Update on the Covenant Review Committee: All documents are printed and ready to be sent on May 21, 2022, to the community for vote. This is phase 1 of a two-phase process.
- Update on the Social Committee: May 25 will be the first date that Cup R Cone will be in our community. The committee is working on another Meet & Greet.
- Update on HOA Board Election: We have only received 46 ballots so far and deadline is May 20th. John will send eblast and Facebook reminder on May 13th. Debbie Foxx has volunteered to join the HOA Election Committee help count votes. New Board will be announced at the annual meeting on June 18 at the Lewes Library.
- Update on Commercial Projects: Preston Automotive confirmed they purchased the one lot on Route One by Keller Williams Realty that will run deep to the community border on Beech and Elm.
- Final discussion on HOA Annual Meeting logistics: Waiting confirmation that Ernie and Pete will be in attendance; Joanne and John will welcome residents and confirm their attendance; Lori will bring supplies and create sign-in sheet. John and Kathy will work on PowerPoint presentation to use. Annual Meeting is June 18, 10am-noon, at the Lewes Library.
- Update on Yard Sale: Logistics and responsibilities reviewed, and signs are up currently. Hopefully the weather will be good. Reminders were emailed that sale is rain or shine.



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New Business:

- The May drive around will be done by John.
- Snow markers were removed this month by Board. Our snow removal contractor still has not returned calls, and the HOA has not been reimbursed for property damages that were done during plowing. The cost of these repairs was totally paid for and arranged for by the HOA. Discussion to replace contractor for lack of responsiveness and not covering at least three quarters of damage costs. Joanne will investigate new snow plow companies after the annual meeting and new board is in place.
- There were NO volunteer responses to help water the new landscaping under our sign. For 5 weeks the Board did it by hand with jugs then mother nature handled it. We need residents to participate in things like this if the community continues to want nice things done in and around the community.
- Four homes were sold in the months of April/May within the community. We had our highest listing in history at \$450,000. Sales in Sandy Brae remain strong and swift.
- Community Summer newsletter will be issued after annual meeting.

Violations:

From April drive around, of the 4 violations, 2 residents have corrected the issues and/or responded.

AR Forms:

- 34026 Birch – replace side fence
- 34185 Beech – driveway sealed
- 34079 Willow – tree removal
- 18386 Locust – replace existing handicap ramp
- 34466 Maple – repair and replace railing with PVC; wrap back screen porch with PVC
- 18376 Locust – new fence
- 34216 Beech – new side fence, all new windows, new siding, replace flagpole

Resident Feedback: No topics or questions submitted for discussion.

Adjournment: 6:37PM