



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– June 20, 2022

Location: Meeting at Lewes Library

Meeting called to order at 5:58PM

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

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

President Remarks: Kathy thanked Helena for joining the Board and complimented everyone on the participation and success of the annual meeting held on Saturday, June 18.

Treasurer Report: Joanne Kempton

- Review of May Financials, which can always be found on our website. Motion to approve by John Luzzi second by Helena Hannah; 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: Ballots continue to come in, and the deadline is midnight July 11, 2022. The annual meeting was not adjourned to allow these ballots to be counted. One final reminder will be sent out on July 5th for residents who had still not submitted ballots. Ballots can be emailed, mailed, or dropped off at a Board members home. Committee chair, Lorie Seaman will ask for volunteers to count the ballots and that will be done as soon as possible after July 11 at the Lewes Library. The Board will then communicate the results to all the residents. 131 yes votes will be needed for any one of the three recommended covenant changes to pass. The Covenant Review Committee will meet again in July to plan the launch of Phase 2 Covenant changes.
- Update on the Social Committee: June 22 is the next Cup R Cone visit to our community. The gathering at American Gold Course Café (across the way) is set for July 11th. Two more scheduled visits from Cup R Cone are scheduled. E-Blasts and Facebook posts will be sent and posted for all events.
- Update on HOA Board Election: The Board votes have been counted and new Board was announced at Saturday's annual meeting. We welcome Helena as the newest Board member.
- Update on The Road Project Phase 2: Phase 2 should be completed by end of this month. Kathy will contact DelDot to discuss Phase 3 and the roads that would cover and costs. DelDot is the one that determined which roads get repaired and in what order. Phase 3 ought to be very few roads.



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New Business:

- Decision on what Board positions members will fill: The Board discussed this topic at length, and the Board will all keep their current roles and responsibilities. Helena Hannah will begin to pick-up assigned tasks such as Ride-Around and will meet with Kathy to review expectations.
- Discussion on Board meeting day, dates, times, location: It was unanimously agreed to keep the Board and annual meetings at the Lewes Library for 2023. However, the timing of the annual meeting may be moved to earlier in the month of June. The covenant dictates that it must be held in June. Also, it was voted for the monthly meetings move to an earlier start at 5:30PM. Kathy will check with Library to see if this is possible and communicate to them our 2023 decision to stay with the library.
- Review of June Annual Meeting: Meeting went very well but disappointed in the number of property owners attending. Board did receive 53 proxies but combined was still not enough for a quorum. The PowerPoint presentation was a good addition and made the meeting more professional. Some good ideas and suggestions came out the meeting from audience that were reviewed tonight for action plans. Suggestion to have coffee and donuts for the annual meeting so residents could socialize more; it was voted to do that and John Luzzi will make those arrangements for the 2023 annual meeting. Also, Tim Sherman gave good feedback on our board and the upcoming social events he is working on.
- June community drive around: John will finish for the month.
- Discussion on resident's concern over renting rooms and condition of rental properties: Lengthy discussion on this topic, it was decided that a few residents have been identified by their neighbors and the Board will be send out letters expressing concern and reminding what the HOA Covenants state in relation to rentals.
- Attorney meeting: confirmation of date, time, and place to meet the new attorney. Our attorney that has been with us for the past four years is being promoted. He will continue to be retained for our Covenant changes process as he has been involved with it from the beginning and will see it thru till the end
- Facebook: It was confirmed that only Board members will be "friends", but all residents, their families and renters can join the Sandy Brae Community Group page.
- Summer newsletter will be sent out via email on June 28. Those residents without email will get theirs in the mail.
- Again, the use of fireworks in the community was discussed as a Board member heard them being shoot off on Sunday. The summer newsletter reiterates what our covenants say and any infraction of those is fineable. We have many veterans, new borns, and animals in our community that are negatively affected by fireworks.

Violations:

From May drive around there were 5 violations; residents were notified by email and phone. All but one complied.



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AR Forms:

- Discussion on 3 remaining ARs rolled over from 2021
- 34097 Beech Drive – replace original side fence with vinyl
- 34484 Spruce – emergency tree removal due to storm
- 34271 Beech Dr – new windows for back of the house
- 34324 Edgewood Dr - replacing all the windows
- 34287 Postal Lane – utility trailer will be there on and off thru summer to remove interior renovation debris
- 34006 Mulberry Lane – installed new well
- 34050 Mulberry Lane – replacing side vinyl fence
- 34324 Beech Drive – install new fence

Resident Feedback: No topics or questions submitted for discussion.

Adjournment: 7:25PM