



## SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– July 18, 2022

**Location:** Lewes Library

**Attendees:**

Kathy Davison  
Lorie Seaman  
Joanne Kempton  
John Luzzi  
Helena Hannah

Meeting called to order at 5:29PM

Annual meeting on June 18, 2022 is officially adjourned, closing out the covenant changes voting from the June Annual meeting.

**Approval of minutes from prior meeting:**

Joanne Kempton - Made motion to approve minutes from June 20, 2022, Board meeting.  
John Luzzi – Seconded; motion passed all in favor

**Presidents' Remarks:**

I want to thank the members of the Covenant Review Committee, Barbara Brewer, Helena Hannah and co-chair, Board Director Lorie Seaman, for your time, efforts and energy since September of 2021 to work on documents and provide a plan for proposed covenant changes in our community. And to the Tabulation Committee for Part 1 of this initiative, Mike Rooney, Ellie Menser, and Maryann Jachym, for stepping up and taking time out of your day to tabulate the results. And thank you to the 123 (out of 259) property owners who voted.

Sadly, nothing past. We received 123 ballots but did not come close to the currently required 131 yes votes on any one of the suggested changes for them to pass. The apathy of the property owners who did not vote was devastating. Now, the HOA cannot have another revenue stream to keep dues low, it seems impossible to ever have a quorum for an annual meeting, and we might not ever be able to introduce systems to operate more efficiently and effectively.

Covenant Changes Part 2 will be in the mail by August. The Board remains hopeful some of the proposed changes get the 131 votes each to pass. If they do not, the 2017 Covenants and their addendums will be enforced effective October 1, 2022.

On a brighter note, the community “Meet & Greet” events have been fun, residents who attend seem to enjoy them and some even win door prizes! The Cup-R-Cone nights are seeing increases in attendance. Thank you to the Social Committee for trying something new and look forward to other fun things for our community.

Thank you to the thoughtful person who put in solar lights at the entrance signs, but the HOA is not responsible for them.

Due to library closure our October meeting is moved from Oct 10, 2022, to Oct 11, 2022, from 5:30PM to 7:30PM.



## SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– July 18, 2022

### **TREASURERS REPORT:**

- Treasurer asked for comments on financials. Review of July financials, which can always be found on our website.
- The board asked questions about the snow plowing expenses from DelDot. We received \$3,179.89 (three quarters of our total bill) from DelDot to offset the expenses.
- Joanne Kempton updated the board on delinquent accounts; only two properties owe from prior and current year.
- Helena Hannah made the motion to approve financial reports, seconded by Lorie Seaman. Motion passed.
- Treasurer is looking for new snow plowing vendor, old vendor is not providing satisfactory service or responding to the community needs.

### **OLD BUSINESS:**

#### **Covenant Update:**

Lorie Seaman – part two of the covenant changes is ready to go out. Lorie asked all board members to review and give comments. John suggested putting on Facebook that the mailing is going out. Package will go out on August 1, 2022. The deadline for returning the votes is September 9, 2022. Votes can be emailed, mailed, or dropped off at 18371 Locust Lane. The Board wants to enclose a return envelope in hopes of getting more responses.

#### **Social Committee Update:**

Ice cream truck is here July 20, 2022, same time, and place. Response was good for the “Meet&Greet” social at American Classic Golf Café. There will be another “Meet&Greet” at a different location in the Fall. Tim Sherman is investigating more fun activities.

#### **HOA Board Elections Ballot Returns:**

The majority of responses for first covenant mailing were by mail. We did not get enough votes to put the changes into place. The board hopes that more residents respond to the next mailing.

#### **Road Project Update:**

Phase 2 --- DelDot still waiting for a fog coat date from DelDot

Phase 3 - DelDot could not comment on when a site review to do this will take place.

#### **Attorney Meeting:**

The board met the new attorney on Jun 28, 2022. We are waiting for response regarding further action on delinquent collections.

#### **Room Rental:**

No action yet on sending letters to residents who might be renting rooms.



## **SANDY BRAE HOMEOWNERS' ASSOCIATION**

### **Board Meeting– July 18, 2022**

#### **NEW BUSINESS:**

##### **Board Position Decisions:**

Institute the position of Vice-President by a Board vote as a regulation with the following description: The position of Vice-President will be re-established to handle the responsibilities of all the HOA telecommunication needs. These duties and responsibilities include, but are not limited to, acting as Facebook administrator, quarterly Newsletter editor, webmaster in conjunction with a hired outside company, constant contact administrator, and co-database manager. Additionally, the Vice-President will take over running any meeting when the president is unable to do so.

Board approved John Luzzi to Vice-President, without succession expectations, effective August 1, 2022.

Board approved Helena Hannah to Secretary, effective August 1, 2022.

Board approved Joanne Kempton to Treasurer effective August 1, 2022.

Board approved Kathy Davison to President effective August 1, 2022.

Confidentiality and Conflict of Interest agreements for the new board have been completed and turned in.

##### **Sewer Installation:**

The Hete property will have a sewer installed starting fall 2022. This will result in traffic issues for Sandy Brae. Kathy Davison will attend the Sussex County Council September 9, 2022, meeting on this residential expansion.

##### **Fireworks:**

3 residents used fireworks. Letters and fines have been sent to the homeowners.

##### **Request to Join HOA Committees:**

3 responses all of which were interested in little library. Kathy will work with these residents to get things started.

##### **July Drive Around:**

Several possible untagged cars in driveways, 34361 Beech (not in Sandy Brae) is vacant. Contact will be made with the property owner to continue to maintain the property. Kathy will also notify Sussex County Constable.

##### **Skunk:**

An email notice was sent out to all residents and renters regarding the skunks in Sandy Brae requesting backyard clean ups, removal of downed trees and yard waste to prevent nesting. This can be a serious situation if not addressed early

##### **Delaware Electric:**

A new Delaware Electric substation will be built on the property across from Sandy Brae on Cedar Grove Road. A notice was sent to Sandy Brae residents.

##### **Commercial property at the end of Maple and Elm:**

A large billboard is possibly planned.



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### **Board Meeting– July 18, 2022**

#### **Postal Lane Expansion**

An email was sent to the DelDot transportation planner for updates on the Postal Lane expansion and addressing rumors of sidewalks, bike lane, new development on the southside and the new road.

#### **VIOLATIONS:**

From June drive around residents were notified by email and phone. All violations addressed and fixed. One May violation remains.

#### **AR FORMS:**

- 33999 Birch – extensive landscaping
- 18376 Locust – new walkway pavers, new fence, install rock bed, extensive landscaping
- 34123 Popular – replace broken fence panels
- 18203 Holly Lane – replace front bow window
- 34324 Beech – new fence
- 18318 Pine – enclose existing open patio
- 34297 Beech – new fence
- 34216 Beech – new fence
- 34411 Postal – expanding driveway between both rental properties'

**Questions /comments from residents:** None in attendance

Meeting adjourned at 7:00PM.