



SANDY BRAE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

August 8, 2022 5:30-7:30pm Lewes Library

Location: Meeting at Lewes Library

Meeting called to order at 5:30PM

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

Approval of minutes from prior meeting:

John Luzzi made motion to approve July 22 minutes, Lorie Seaman seconded, the motion passed.

Presidents' Remarks:

The October monthly Board meeting is now October 11, 5:30-7:30pm, Lewes Library. Change made due to Columbus Day holiday.

Lorie Seaman and I will both be on vacation 8/18-8/30. Joanne Kempton is going to take over recording the replies to Covenant Changes Part 2 replies. John Luzzi is in charge in my absence.

Replies to Covenant Changes part 2 is very slow. At this rate, unless we have a huge uptick in return over the next two week, nothing is going to pass. I want to discuss a suggestion that the Board hold a special meeting for the boat, RV, trailer people to explain what is going to happen if these changes do not happen. As the current covenants state, no recreational vehicles or trailers are allowed, so we need a helpful and timely plan.

I am as frustrated as everyone else about the Roads Project Phase 2 not being completed. But we need to be patient as this material, when applied, is extremely weather sensitive and it has either been raining or over 90 degrees the past two times they have attempted to return.

TREASURERS REPORT:

- Helena Hannah made motion to accept the treasurer's report, Lorie Seaman seconded. The motion passed.
- Delinquent letters for unpaid dues will be mailed on Saturday.
- All 2021 and 2022 dues paid with one resident exception.
- Snow plowing – only one company has responded to our request for pricing, and they are not taking on new clients. Joanne will contact other HOA to see if they have recommendations.

OLD BUSINESS:

Covenant Review Mailing Part 2:

The 2nd part of the Covenant Review voting has been mailed with a deadline of September 02, 2022. To date 51 responses have been received. The mail will be checked up to September 6, 2022, to account for mail delays from Labor Day holiday. All votes with a postmark of September 2, 2022, will be accepted.



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The votes will be tallied during the week of September 12th, 2022 by the same counting committee as used for Part 1. Residents have posed questions to the President, so there is interest.

Road Project Update:

We are waiting for DelDot to finish the final phase. The completion has been delayed by weather issues.

Room Rental Concern:

The issue was tabled for a future meeting.

Update on Social Committee:

- The ice cream truck will be in Sandy Brae in August and September; Tim is putting up the signs.
- Tim suggested a bonfire and will provide information to the board for review. The bonfire will be on a beach and a company would provide all the logistics.
- The board will do a Halloween Stroll on October 28, 2022 at 5:30pm. Kathy to contact DelDot Special Events department to secure necessary permit for this because we do not own the roads. This is a no cost application or at least there was none last year.

Update on Abandoned Route 1 Property:

Working with new owners to keep the property mowed and kept up till demolition. Communication is very good with them.

NEW BUSINESS:

Outcome from Sussex County P&Z Meeting concerning Hete property sewer installation on Postal:

Kathy will attend meeting to verify only 4 connections will be created.

August drive around:

John is still completing the drive around.

School Supply Drive with Lewes Senior Activity Center:

The HOA will send out the information to the residents and they can bring the supplies to the school. We are not performing the drive around this year. Kathy made a motion, John seconded. Motion passed.

Update Little Library Project:

Kathy requested an expenditure of \$500 to purchase a little library box and materials for installation. Resident Maureen Primble volunteered her property on Locust Lane, Matt Shamenak volunteered to install, and Ellie Menser volunteered to maintain it. Kathy will get the necessary documents for Maureen Primble to sign for insurance purposes. The Board voted to approve the expenditure 4 to 1. This will be done by Fall.



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September Yard Sale:

The dates will be September 16-17, 2022 it is a rain or shine event. John will prepare the flyer and Lorie will put an ad in the Cape Gazette. Signs will be posted outside the community the week before.

Next community newsletter:

The next newsletter will be published in mid-October.

VIOLATIONS:

Kathy noted that an email of concern regarding violations before the fine letter produces better results than simply sending the fine letter.

Safety issue on Plantation:

Resident has a hedge instead of a fence that has been identified as a hazard by DeIDot. Owner has promised to fix it but has not done so yet. If the board does the repair, the cost will be \$920 for the board if they do it. The condition of the yard and hedges will be addressed with the owner. DeIDot also informed us that the tree is a hazard for high top vehicles driving on Plantation Drive. No resolution has been reached for the tree.

AR FORMS:

Kathy provided Sussex County list of permit requirements that will be posted to the HOA website.

- 34527 Maple Drive – replace damaged fence and extensive tree removal from storm damage
- 34287 Postal – new fence
- 34279 Postal – new fence
- 34185 Beech – new windows and tree removal

RESIDENT COMMENTS:

- Question on the use of golf carts in the community. Reply from DeIDot as to why they are not allowed sent.
- 3 emails of appreciation on Board efforts to change the Covenants
- 5 emails regarding the covenant changes.
- Resident wanted an updated list of names and phone numbers of all Sandy Brae residents – board does not disclose this information or emails.
- An email was read from a resident regarding the information shared on the minutes and agenda concerning the AR forms.

ADJOURNED

Meeting adjourned at 6:35PM.