



**SANDY BRAE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

September 12, 2022, 5:30-7:30pm Lewes Library

Minutes

Location: Lewes Library

Meeting called to order at 5:30PM

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

Approval of minutes from prior meeting: Minutes of the August 22, 2022, meeting approved. Motion to approve made by Helena, seconded by Joanne, motion passed.

President's' Remarks: Thank you all who voted on the covenant changes and being a voice for the community. It helps the board to understand what the majority or residents want and don't want.

TREASURER'S REPORT:

August Financials: August financials were reviewed; John made motion to approve, Lorie seconded, motion passed.

Update on remaining unpaid 2021 and 2022 dues and fines: The status is still the same, there has been no communication from those who still have unpaid dues and fines.

Update on Snow Plowing bids for 2023: We have received no new quotes as many vendors are not accepting new clients. Joanne will check with current vendor and John will send her two more possibilities.

Discussion on 2023 Budget: Deferred to October Meeting.

Discussion on 2023 Dues: Deferred to October Meeting.

OLD BUSINESS:

Update on the Covenant Review Committee Part 2 Ballot: About 130 ballots were received. The vote count will be on 9/13/22 at 2 PM. After the count, Lorie will review and provided the totals for each item on the ballots. The results will be mailed out to the residents by the end of the month.

Update on The Road Project Phase 2: Phase 2 will be completed Sep 15 and Sep 16 unless the weather is not compatible or the contractor cancels. Kathy was very clear with DelDot about our frustration level with this project. Phase 1 went off without any issues and was completed in a timely manner.

Update on Social Committee activities: Tim

- Halloween Stroll logistics all set. Tim Sherman has the food vendor in place. Each participant will receive a hot dog, soda, and bag of chips at the end. The Board approved the food expenditure from the Social Committee budget.



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BOARD OF DIRECTORS MEETING

- **Bonfire** – The planned date would be Sep 30, 2022, or the rain date October 1, 2022, and the cost would be \$500. After discussion, the Board decided to postpone the event until Spring 23. No Christmas event will be planned. The social committee was asked to come up with new ideas to promote community get togethers for 2023 and to try to meet before the year starts to have events calendar, we can promote.

Update on route one commercial property by Beech and Elm: Building is cleaned up and looks better, the cat feeding has stopped, and no other communication from the owners.

Update on Sussex County Council Meeting ref Hete property on Postal sewer installation: Sewer installation was approved with no opposition at the public hearing.

Update on Little Library Project: Kathy will get a letter of agreement written for the resident who is donating the use of their front lawn for the project, then order the box. We have a resident who is also donating his time to install the box.

Discussion on no volunteers for Landscaping Committee “Green Thumbs”: There were no volunteers that signed up for the Green Thumb committee. The Board decided going forward they cannot maintain and plant nice berms around the community. Additionally, there is no budget for doing it. Due to lack of care, the trees and many of the plants by the sign at Plantation and Postal died. The Board will remove the trees and the dead plants. No more landscaping requiring maintenance will be added. The HOA decided not to spend any more funds on these projects. Since there is no community volunteer help, the board will only clean out the water pumping station once a year in the Spring.

Final logistics for September Yard Sale: Lorie will put out and take down the signs plus do the count of households participating each day.

NEW BUSINESS:

October Board Meeting new date is October 11th

Discussion on the difference between a Rule and a Regulation for future use: Information on the difference was handed out for reference for a discussion in October.

Discussion on the incident on Maple Drive involving boat removal: The boat that had been in the back yard for many years was sold and, during removal, property was damaged and a DelDot sign was knocked down. The police were present and the SBHOA insurance company was notified.

September drive around: John Luzzi will do September drive around.

Homes for sale in the community: There are three houses on the market right now, on Juniper, Dogwood, and Holly.

VIOLATIONS:

None for the month of August 2022



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BOARD OF DIRECTORS MEETING

AR Forms:

- 34515 Beech Drive – install handicap ramp
- 18318 Pine Lane – install new roof and awnings plus dumpster on site
- 34527 Maple Drive – install new outside HVAC unit with an enclosure. Possible dumpster on site.

Resident comments/questions:

- 1 email about covenant #10 change regarding watercraft
- 3 calls with questions about driveway material changes on the ballot
- 3 calls about why we don't have community yard waste pick up
- 1 question about who sees a ballot and do we keep ballots

ADJOURNED:

Meeting adjourned 6:50 PM.