



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

**October 11, 2022 5:30-7:30pm Lewes Library**

**MINUTES**

**Attendees:**

Kathy Davison  
John Luzzi  
Joanne Kempton  
Helena Hannah  
Lorie Seaman

Meeting called to order at 5:37 PM

**Approval of the September 2022 Board meeting minutes:**

Joanne Kempton made motion to approve the September 22 minutes, John Luzzi seconded, motion passed.

**President's Remarks:**

The updated database will be completed once the two pending house sales are settled. Not on the agenda, but need to have initial discussion, is the November 2023 dues invoice mailing and its' contents. I have concerns about the continuing calls thinking residents are renting rooms.

**TREASURER'S REPORT:**

**Present September and quarterly financials:**

The loss is higher than projected due to 2022 dues paid and recorded in December 2021. Helena Hannah made motion to approve, John Luzzi seconded, motion passed.

**Update on remaining unpaid 2022 dues and fines:**

There were no changes from the prior month's report. One resident has a second violation that will be added on 10/22/22.

**Update on Snow Plowing for 2023:**

SBHOA will continue to use Emerald, our current provider, as no one else has responded to our pricing requests or does not accept new clients. We will get a contract for this year.

**Discussion on 2023 mowing bids:**

Joanne will get a bid from our current provider, Total Package.

**Discussion on items for 2023 Budget preparation**

The 2023 budget draft was reviewed. Directors send any comments to Joanne.

**Discussion on 2023 dues:**

Per the covenants, the SBHOA board can raise dues each years, but no more that \$25. The Board unanimously voted not to raise dues in 2023. The dues invoices will be mailed out on Nov 28<sup>th</sup>, 2022 and will are due on Jan 1<sup>st</sup> 2023.



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**OLD BUSINESS:**

**Update on The Road Project Phase 2:**

The project is still not complete. Kathy has been working with DelDot to get this completed. All parties involved at DelDot are very much aware of our frustrations and disappointments with the execution with Phase 2.

**Update on 2023 Social Committee activities:**

Tim Sherman is ready for the Halloween stroll; Kathy will attend. A Lewes Historical Society meeting and an event at Atlantic Social were suggested by John Luzzi as additional events to explore for 2023..

**Final discussion on Covenant Changes Part 2 final tally and going forward:**

The vote tallies were reviewed; not enough yes votes were cast to pass any of the changes. The Board will need to continue to enforce the current covenants.

**Discussion on Enforcing #10:**

Paragraph 10 of the covenants and its enforcement was discussed. The Board voted to define long term is defined as anything over 5 days.

**Discussion on HOA rules vs regulations.**

Tabled until November meeting. Kathy to present a list of the possible items with consideration of including them in the annual mailing.

**NEW BUSINESS:**

**Community Meeting with DelDot:**

DelDot's Transportation Planner, Jennifer Cinelli, requested a community meeting. Residents would be updated on DelDot projects in Lewes especially those effecting Saandy Brae The Board will invite her to the annual board meeting. Kathy will send the board a Zoom link to the Oct, 17, 2022 DelDot Henlopen transportation update meeting.

**Fall Newsletter:**

The newsletter will be sent on Oct 12, 2022 vis email and facebook. Those residents with no email will receive it by mail.

**October drive around:**

One violation was noted.

**Update on homes for sale in the community:**

The property on Holly to close shortly and the property on Mulberry is very active. Possibility of two houses will be on the market by the end of the year.

**Community Safety – Operation Porch Light :**

A reminder will be included in the newsletter and another reminder sent out in November.



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**Change in November meeting date:**

The president proposed moving the November Board meeting to Nov 7, 2022 in order to complete the budget and address other items in time for the annual mailing. All in favor; John to change dates on the website calendar.

**VIOLATIONS:**

In September, 6 residents were contacted about noted issues of concern 2 of which were actual violations and given 30 days to correct. 1 was corrected and 1 was not.

**AR FORMS:**

- 34079 Willow Drive – replacing driveway
- 34324 Edgewood Drive – new shed
- 34088 Juniper Drive – replacing old wooden fence with vinyl
- 34336 Beech Drive – new shed

Review of open AR Form applications: all 2022 applications are completed but one. A letter will be sent to that resident advising them their dates and Sussex County permits have expired.

**Resident comments/questions:**

3 phone calls of disappointment that none of the recommended covenant changes passed; 1 call asking us to define renters; 4 calls concerning resident renting rooms

**Meeting Adjourned at 7:15 PM**