



SANDY BRAE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

November 7, 2022 5:30-7:30pm ZOOM Meeting

MINUTES

Attendees:

Kathy Davison
John Luzzi
Joanne Kempton
Helena Hannah
Lorie Seaman

Meeting called to order 5:30PM

Approval of the October 2022 Board meeting minutes motion by Joanne Kempton, John Luzzi second; all in favor.

President Remarks:

- HOA had a successful Halloween Stroll and thank you to the residents and the children that participated as well as to the residents that came out to cheer them on.
- Please remember, renting rooms is against the HOA Covenants as well as subletting.
- DelDot has been contacted to replace the fading stop sign on Cedar and Linden

Treasurer Report:

- Present October financials and quarterly motion by Lorie Seaman, Helena Hannah second; all in favor.
- Update on remaining unpaid 2022 dues and fines – One payment made. Liens will be added to the outstanding accounts, per the covenants.
- Final approval and discussion on 2023 Budget motion by Helena Hannah, Lorie Seaman second; all in favor.
- Update on Snow Plowing for 2023 – No formal contract from Emeralds landscaping yet.
- Update on 2023 mowing bids – Total Package Landscaping contract was accepted.

Old Business:

- Update on The Road Project Phase 2: Kathy – Project is deemed incomplete by DelDot; they are working on getting the contractor back to fix the issues. E-blast and Facebook post sent out to all residents.
- Final discussion on logistics for Annual Dues mailing and its contents. Content was reviewed. Dues invoice packet will be mailed 11-28-22. Lorie Seaman coordinating logistics.
- Outcome of the 2022 Halloween Stroll – Participation was good and on the schedule again for 2023.
- Follow-up on short term rentals – One short term rental has been stopped, 3 more still need to be investigated. All residents involved were informed again of the HOA Covenants regarding this violation.



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New Business:

- 2023 Welcome Letter, Renter Form and Letter, and AR Form all posted on website by John Luzzi.
- Confirmation of 2023 meeting dates and locations – we have a credit at the library which we will use for the December meeting. January, February and March meetings will be held via Zoom due to the long term out-of-state absences. Annual meeting will be on June 10, 2023 at the Lewes Library. 2023 Board meetings will still be the second Monday of the month 5:30- 7:30pm and residents in good standing are encouraged to attend. John will update website accordingly.
- October drive around – No new violations.
- Holiday wreaths for entrance signs – After a lengthy discussion, no sign decorations again this year. We need volunteers to join the “green thumb” committee to assist with this project for next year.
- Presentation of Rules and Regulations proposal – After much discussion, the topic was moved to January Board meeting after more research can be done by the Board. All in favor.

Violations:

Violations from September have been corrected except for two. 3 violations and 1 concern noted in November drive around, those residents have been contacted by email.

AR Forms:

None.

Resident comments/questions: 1 email requesting electronic bill paying; 5 emails thanking Board for all the work on the road project; 2 emails on liking Fall newsletter; 1 email asking if the Halloween Stroll replaces community trick-or-treating on Halloween night; 1 email questioning political signs and political canvassing in the community.

ADJOURNED: 6:36pm