



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

December 12, 2022 5:30-7:30pm

Lewes Library

MINUTES

Attendees:

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

Meeting called to order at 5:31PM

Approval of the November 2022 Board meeting minutes:

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

President Remarks:

I am concerned about the vandalism in the first section of Sandy Brae. I will be working with Troop 7 to investigate who is doing it. There is concern that our vandalism is connected to vandalism happening in the Summerlyn.

We now have 31 full time annual rental properties in the community. Each year the property owners of these homes are required to fill-out an information sheet so that we can include the renters in community functions, keep them aware of community issues etc.

A huge thank you to Lorie Seaman for another outstanding job coordinating the logistics for the annual mailing. And a huge thank you to this Board for working above and beyond to make this a great community. Without their support, energy, ideas, enthusiasm, sense of humor, and dedication, I could not do what I do for this community. It is an honor to work with them.

Treasurers Report:

Present November financials:

Lorie Seaman made a motion to approve the November financials, John Luzzi seconded; all in favor motion passed.

Update on remaining unpaid 2022 dues and fines:

1 resident has not paid their 2022 dues. 2 residents have not resolved their violations and if not done so by 12/16/22, liens will be placed on the properties.

Update on 2023 dues payments to date:

110 payments for 2023 dues have been received as of 12/12/22. January 1, 2023 is the deadline for dues payment.

Old Business:

Update on The Road Project Phase 2:

DelDot says Phase 2 of our road project is complete. Inspectors will be out for Phase 1 and Phase 2 in accordance with the requirements. The Board is much less please with Phase 2, how it was done, and the communication from DelDot on the project. But it is finally done, and streets are fixed.



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Follow-up on short term rentals incidents:

The owner has been contacted and must submit rental form by 12/16/2022. They are fully aware that this is a Covenant violation.

Update on 2023 meeting date and locations:

January, February, and March 2023 HOA Board meetings will be held via Zoom. The April and May 2023 board meetings will be held in the Lewes Library. The annual meeting will be on June 10, 2023.

Update on 2023 databases:

Lorie Seaman has updated the renters and resident database as well as the directory on our website with any changes coming in with the dues payments. It is critical that every resident give the HOA their email and read the emails we send out

New Business:

Postal Lane closure by DelDot on November 30:

Part 2 will be pouring sidewalks and Part 3 will be doing entrance to Pelican Square and both ought to have very little impact on drive thru in the community. Again, communication from DelDot to us was very poor.

Vandalism reported:

Our president has been working with Troop 7 for updates.

Presentation of Rules and Regulations proposal:

Reminder that this was tabled until January 2023 meeting. Materials will be sent out to the Board in January.

Social Committee 2023 plans update:

Tim Sherman has prepared a complete list of possible events for the board to consider. They will be presented at the January meeting. The Halloween Stroll and summertime visits by Cup-R-Cone are on the list!

December Drive Around:

2 violations were noted; residents will be contacted.

Violations:

All but 2 violations or situations of concern from November have been corrected



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AR Forms:

Review of 2022 unfulfilled AR's- only 1 still unfinished; documentation received for 2023 plans.

- 18371 Locust – extensive tree work
- 34126 Mulberry – tree and bush removal
- 34051 Willow – tree removal
- 34312 Beech – new well
- 18204 Holly – all new windows
- 34118 Juniper Drive – replace and expand existing driveway
- 34527 Maple – use of dumpster for interior kitchen remodel

Resident comments/questions: 1 email asking Board to address neighbors very bright lights; 1 email notifying Santa's visit to community on December 9; 1 email concern for safety during Postal Lane Road work (no police presence); lost dog.

Thank you to all the residents that sent the Board Christmas cards and email greeting. A very special thank you to the resident that surprised the Board with pizza and a thank you card for the last meeting of the year. The Board appreciated everyone's kindness and good wishes.

ADJOURNED: 6:30 PM