



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

March 13, 2023 5:30-7:30pm Zoom Meeting

MINUTES

Attendees:

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

The meeting was called to order: 5:28pm

Approval of the February 2023 Board meeting minutes: Helena Hannah made motion, Joanne Kempton seconded, motion passed.

President Remarks

- Comments on our Facebook page – The SBHOA Facebook page's purpose is to share community interest and keep residents informed, not personal comments. John Luzzi will, as a reminder, repost to our Facebook page the rules for users to see. Comments violating those rules will be removed.

Treasurer Report:

- Present February financials – Lorie Seaman made a motion to accept the February financials, Helena Hannah seconded, motion passed.
- Update on 2023 remain unpaid dues - There are still 2023 7 unpaid dues/fees. Letters have been sent out again and late fees added. One more notice will be done by the attorney then liens placed. No response from any of the 7 that still owe.
- Update on lien placements and wage garnishment for unpaid violations – Attorney notified for new lien placements. It is not financially feasible for us to place wage garnishments as the cost would be higher than the debt.
- Annual entrance sign bill from Sussex County – The bill for \$32 was received and paid.
- Annual bill from Techno Goober for hosting website - The bill for \$400.00 for 2023 was received and paid.

Old Business:

- Update on the tree and shrub trimming on the common area and pumping station expense – The areas have been cleaned out and trimmed. The Board has hired Arbor Care to take care of it for the rest of the year.
- Final discussion on Rules and Regulations – Motion to table the discussion until John Luzzi returns, Kathy made a motion, Helena seconded, motion passed.
- Update on more details for 2023 Social Committee events – Tim Sherman is working on 1.) Happy Hour at American Classic golf course and 2.) a trip to the botanical gardens. These will happen in April and May. Watch emails and Facebook page for details.



New Business:

- March drive around – There have been more trailers of every kind in driveways. The Board will need to discuss the trend and determine what actions need to be taken.
- Discussion on HOA Annual Meeting notification, mailing contents, logistics, etc. – All residents must be notified 60 days prior to meeting. The packet will contain: letter, agenda, proxy, budget analysis and financials as of March 31, 2023. Packet will be mailed May 1, 2023.
Reminder: meeting is at the Lewes Senior Activity Center on Janice Road NOT Lewes Library.
- Cleaning of signs and replacement request for small signs at entrances and end of 6 streets – The neighborhood watch signs (3) are faded; the board needs to replace all three of them. The cost is \$30 per sign. Lorie will order and arrange installment.
- Discussion on the two accidents at the end of Old Postal; safety discussion: There have been two accidents in the last month. Both times the drivers turned down Old Postal Lane from Route 1, ran the stop sign at Oak, and drove thru to the end of the pavement on the other side of the intersection. The mailboxes for Jie were taken down the first time, the second time was the neighbor next door who lost the mailbox and multiple shrubs and trees.
- Request to DelDot to replace curve markers destroyed in accident – Kathy has requested.
- Request to DelDot for update on sidewalk installation on Postal Lane – Kathy has requested updates and nothing so far.
- Posting of Sussex County required permit projects to our website in documents page – The flyer from Sussex County is now on our website in the document page.
- Distribution of proposed Reed Venture Project on route one backing up to Elm Lane – There is communication with the developer. We are getting estimates for fencing and landscape removal so we are prepared. Residents at the end of Maple want to meet with Kathy to discuss the project and what can be done to keep them safe.

Violations:

Two violations from January remain unpaid and final steps have been taken. There are nine new violations; 30-day letter/emails have been sent to owners.

AR Forms:

- 34401 Postal – trailer in driveway for interior remodeling debris
- 34313 Postal – trailer in driveway for interior remodeling debris
- 18204 Holly Lane – tree removal

Resident comments:

4 emails complimenting newsletter; 2 emails thanking Board for the efforts on Reed Ventures ; 1 email accusing the Board of not communicating about Reed ventures project.

ADJOURN

Meeting Adjourned at 6:15pm

REMINDER: April and May Board meetings are back at the Lewes Library