



Sandy Brae Homeowners Association Annual Meeting

June 10, 2023 10AM to Noon

Lewes Senior Activity Center 32083 Janice Road

Minutes

Record Residents attending:

Sign in sheets used to record residents attending 57 proxies and 25 property owners.

Housekeeping announcements and verify quorum - no quorum was reached, only 82 attendees

Called the meeting to order and introduction of the board - The meeting was called to order at 10:03am then Board members were introduced.

Approve 2022 Annual Minutes – A motion to approve the minutes was made from the floor, Lorie Seaman seconded, the motion passed,

Officer Reports:

President: Opening Remarks a review of the highlights from June 2022-June 2023.

- A new record of 72 AR's completed – mainly new fences, wells, and roofs.
- A new attorney was hired as our current attorney left the firm and they no longer do HOA business
- No Little Library was installed, but we did have a successful school supply drive for Cape schools
- Reinstated Operation Porchlight for safety during Fall and Winter months
- DelDot completed Phase 2 road repair; third section and all of Beech
- SBHOA signs at entrances were replaced
- We continued to work with the Reed Ventures Project and the Preston Ford people on the properties that touch Sandy Brae Elm Lane boundary.
- The Covenant Review Committee presented recommendations to the community for vote, but none passed. We continue to live under the Covenants from 2017.
- By the end of June, Sandy Brae will have 35 rental properties in the community

Treasure: Update on 2022 financials and YTD Budget vs Actual

Joanne Kempton, SBHOA treasurer, reviewed the Budget vs. YTD. Net income only reflects an increase of \$1,129. However, that increase is understated as we had received \$22,555 in 2023 dues collected in 2022, which are not reflected in this year's first quarter analysis. We are expecting an increase in overall expenses during second quarter 2023 due to several Board functions now being handled by outside sources. There are still 4 residents who have not paid 2023 HOA annual dues. The Board is continuing to fine and pursue all legal options against these residents. We will be arranging a meeting with the new attorney for late July to meet our Board and discuss these situations.

Committee Reports:

- **The Roads Project** - Phase 1 and Phase 2 DelDot inspectors will return in August and October 2023
- **Covenant Review Committee** – The committee was disbanded and there are no plans to reactivate.

Architectural Review

72 AR forms were processed in 2023. The AR form was updated for ease of use and to ensure all necessary information is included. The AR form serves to inform the HOA about projects, to ensure permit requirements are met and maintain data for residents who call about projects. AR forms are available for download on the SBHOA website.

Social Committee - Tim Sherman - Planned future events:

- American Heritage Golf - golf clinic offered flier distributed
- Lewes Historical Society tour
- Bonfire on the beach



- Halloween stroll

New Business:

- **2023 Board Election Results.**

No applications were received to be on the Board. Lisa George from Juniper Drive volunteered from the floor, was formally nominated, then voted in by the Board and residents present. Jay Abel ask director Lorie Seaman to nominate him as he was not present at the meeting. The Board requested Jay reach out to them to be formally nominated and voted on at the June 12 Board meeting. Kathy Davison announced June 2024 will be the end of her final term as president.

- **2023 Spring Yard Sale participation**

There were 40 homes on Friday and 28 on Saturday who participated. The decision to change the dates to coincide with other communities had positive results. The fall 2023-yard sale will be on 15 and 16 Sep 2023.

- **Number of homes sold in Sandy Brae from Jun 22 to Jun 2023 and average price**

The average price in the community is \$410K and stay on the market for 9 days. Special thank you to resident Jessica Harrison who volunteered to gather this data for distribution at the meeting.

- **What is Medium Residential Density designation and why it is important to Sandy Brae**

We are single family community. You cannot have home based businesses where people come to your home for services, you cannot store on the outside of the home equipment, etc. from your business, and employees cannot come to your home and park cars on the street every day. An article on this topic with more details was published in the community newsletter.

- **What is Right of Way (ROW) and what does it really mean**

Kathy reminded residents that both DeIDOT and Delmarva have a right of way on residents' properties. Delmarva Power has the 10 foot utility easement in the rear of your property and in the front, DeIDot's it is loosely defined as the 7-10 from the road towards your lawn

- **Update on the proposed commercial businesses at the corner of Elm and Beach and the Reed Ventures behind the end of Maple**

Reed Ventures end of Maple. Work has begun tearing down the garage and salvaging inside the big house. Possibly in late Fall they will break ground for the office building.

- Preston Ford house has been updated so it is not being torn down and is currently a rental. The grass is not being cut. Board has made them aware of the situation and that the appearance us unacceptable.

- **Update on the Road Repair completion Phase 1 & 2**

Phase 1 and 2 are complete DeIDot inspectors will be out in August and October this year.

- **Update on Delmarva Power and the poles in our community**

Delmarva Power upgraded fuses and boxes on poles in the back portion of the community. There are no plans to replace with underground wires.

Tidewater Utilities will not be coming in to Sandy Brae.

Open the floor for questions from the residents:

- Questions about well depth – wells in the community rage from 35 - 160 feet.
- Will DeIDot correct issues with the street repairs? Yes
- AR Forms- Residents need to ensure licensed vendors are used as the HOA requires this for AR approval. Everyone agreed.
- Residents should test water annually to ensure water is still safe. Board will send info out on how and where to get that done.
- Questions on Postal Lane sidewalks -DeIDot says this is part of the plan for 2026. ROW issues will affect Postal Lane residents.
- Maple Drive has an increase in traffic and the board is monitoring.
- Mulberry Lane residents closest to Plantation East might see land lost in their backyards, but not too much, Stakes are already been placed



- Warrington property has not resubmitted plans to DelDot despite the survey sign on property.
- Reed Ventures questions - HOA continues to monitor progress and communicate with developer.
- Mobile DMV truck at the Lewes Transit station. Info will be in summer newsletter
- The four houses on Hete property will be rentals, the last we were told, and construction continues on that site.
- Resident ask what can be done about walkers tossing cigarette butts on the lawn and in the street. It will be addressed in summer newsletter as the situation is happening on Dogwood, Linden and Locust

Adjourn

Meeting adjourned at 10:52 AM.