



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

June 12, 2023 5:30-8pm ZOOM

Minutes

Call the meeting to order – 5:30PM

Attendees

Kathy Davison
Lorie Seaman
Joanne Kempton
Helena Hannah

Approval of the May 2023 Board meeting minutes- Helena made a motion to approve the May 23 minutes, Joanne seconded, motion passed

President Remarks:

There were 57 proxies and 25 property owners in attendance, a total of 82 for the annual meeting. This did not make a quorum. We hope for more attendance next year. The annual meeting was held successfully at the Lewes Senior Center. The SBHOA will use the Lewes Senior Center for future meetings.

Treasurer Report:

- Present May financials: Lorie made a motion to approve the treasurer report, Helena seconded, the motion passed.
- Update on any 2023 remaining unpaid dues – 4 residents have not yet paid 2023 dues, liens have been placed on 3, one resident is on a payment plan. At the upcoming July meeting with our new attorney, the HOA will discuss the plan of action on the remaining residents who still owe.
- Update on unpaid violations – Payment received from one resident who is on a payment plan. No other payments have been received.

Old Business:

- Update on Social Committee: The planned activities were reviewed during the annual meeting.
- Updates on Reed Ventures project – This topic was covered in annual meeting
- Update on house and property corner of Elm and Beech – The HOA has contacted the attorney for the property owner to get the property mowed and trash cleaned up. They were very receptive to our email and promised it would be done within a week.
- Outcome of Spring Yard Sale – Covered in annual meeting – Sep 15 and 16 is the date for the Fall Yard sale.
- Summer Newsletter – Small changes were made to the draft so it can be sent to residents and renters. Look forward to the feedback on the new look.

New Business:

- Discussion on Annual Meeting – The meeting went well, but wish it was better attended.
- Approval of the new attorney then discussion on their recommendations on some issues. The HOA will meet with the new attorney end of July and also discuss how to proceed with unpaid fee and dues balances as some have been lingering 3 years.
- Update on common area property upkeep around Postal & Plantation sign–The new vendor has cleaned it up well and the solar light is still working great.
- RV's and Boats in the driveway for extended periods of time – HOA will discuss this issue with the new attorney during the July meeting.
- June community drive around – The front portion of community was reviewed.
- July meeting – Due to vacations, the meeting has moved to Jul 17, 2023 via Zoom. Lisa George, new Board member, will be joining everyone at that meeting. Confidential and Non-Conflict forms for Board signatures will be distributed before the meeting. Lisa has signed hers.



- Golf carts – One resident has made their golf cart street legal and can drive on streets of Sandy Brae.
- Kathy will begin to send Lisa George, new Board member, copies of forms, etc, have her go into the website and review past minutes, and set a few phone calls to discuss particulars before the July meeting. Our goal is to onboard her as much as possible before the July meeting.
- Joanne is going to get the current price for one of our signs as a follow-up to a resident phone call suggestion to the Board.

Violations:

2 ongoing violations remain; fines continue to be assessed and there continues to be no communication from those residents. 3 violations noted and residents were contacted via email, phone or in person; the violations were discussed and correction plans put in place

AR Forms:

- 18210 Hickory – new roof and dumpster for debris
- 34059 Willow – extensive tree work, and deck replacement
- 18143 Elm - new shed
- 18371 Locust – 6 windows replaced
- 34176 Beech – new roof, gutters, downspouts, and garage door
- 34324 Beech – new well
- 34427 Maple – new roof, new siding and trim
- 18428 Linden – extensive landscaping, new roof, new HVAC, replace sunroom; dumpster on site 6/10-7/1
- 34391 Postal – new fence
- 34080 Beech – new fence

Resident comments:

3 complaint emails about residents burning yard waste; 1 email question on having the HOA buy 2 lots on Dogwood putting a community pool and clubhouse; 4 emails of complaint about speeding and running stop signs Locust to Beech and Pine to Beech; 6 calls/emails about boat and RV in driveways; 1 email suggestion to have annual meeting in the evening; 9 emails and phone calls about the door-to-door obnoxious aggressive termite inspection salesperson; and 1 phone call about a suggestion to make the entrance sign on Cedar Lane double sided so that you can tell it is Sandy Brae no matter how you are traveling on Plantation Road

ADJOURN

Meeting adjourned – 6:25 PM