



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

December 11, 2023 5:30-9pm ZOOM

Minutes

Call the meeting to order: 5:31PM

Attendees:

Kathy Davison
Joanne Kempton
Lisa George
Lorie Seaman
Helena Hannah

Approval of the November 2023 Board meeting minutes: Helena made motion to approve the November 2023 Minutes, Lisa seconded, motion passed.

President Remarks:

Said goodbye to Lorie Seaman and thanked her for all of her hard work over the six years that she was on the Board of Directors. This is her last meeting.

- **Introduction of HOA attorney, Robert Valihura of Morton, Valihura &Zerbato** – Robert joined the board call. Bob's purpose was to inform the Board of the options if no resident steps up to be President and Treasurer of the Board as well as a few more directors. He explained the 3 options in detail: 1) current members stay 2) hire a property manager or a property management company 3) if nobody steps up and current members cannot stay the HOA must go into receivership. Option 1 and 2 will result in immediate increase in dues for 2024 (adding another \$25) and a significant assessment levied in 2024 (another \$150) in order to financially sustain these options and keep the HOA running. Hiring a property manager/company will cost a minimum of \$12K per year. Going into receivership will cost significantly more than that and the receivership attorney will decide on what that assessment will be. The HOA will go bankrupt. He discussed having a community meeting in early February to give specific details (facts and figures) to the community so they understand what is coming. Additionally, each member of the current Board must make every effort to solicit residents to join the Board. Kathy will set the date for the community meeting and find a room. Joanne is to compile the names of several property management companies to set up meetings with SBHOA Board. Bob repeated how serious a situation this is and that this is going to cost the homeowners a lot of money if homeowners do not step up. Sandy Brae, without the preferred resident run Board, could lose everything that the past six years took to rebuild.
- **Discussion on Board responsibilities starting in 2024** – All current Board members are status quo with responsibilities till June. Lorie Seaman has graciously volunteered to help maintain the database, make corrected additions to the website, and handle logistical mailing preparations all if and when she is able to do so.
- **Discussion on any candidate applications for the Board** – We have one application on file and Kathy has met with this candidate; they are not interested in the President or Treasurer positions but being a director. There are two more possible candidates who have expressed interest but not filled out Board applications. Candidates expressed understanding of how urgent the situation is and agree that a community meeting or further outreach is needed to explain the consequences to the community if residents do not step up and be on the Board.



Treasurer Report:

- **Present November Financials** - Lorie made motion to approve the November financials, Helena seconded, and the motion passed.
- **Update on any 2023 remaining unpaid dues and unpaid violations** - Joanne will place a lien on one of the properties due to non-payment and not paying agreed upon payment plan. Wage garnishment is in process for another resident.
- **Update on 2024 dues payments received** – 122(48.6%) of the 2024 dues have been paid to date.
- **Update on 2024 rental form received** – 10 out of 31 rental forms have been received.

Old Business:

- **Status on installing additional flashing lights for stop signs** – Lisa has installed all five of the additional lights. Positive comments from the residents on this project.
- **Update on location for 2024 Annual Meeting**- Troop 7 Barracks has confirmed that June 8, 9AM to 1PM, is booked for Sandy Brae HOA Annual Meeting at no charge. Notice will also go out in the February newsletter.
- **Update on the widening of Postal Lane DeIDot project** – The widening of Postal Lane has been moved to 2028. Surveying has started for this project and the flags are in place now.
- **Update on the Postal Lane RV-Boat Storage** – Building the infrastructure has started on the RV-boat storage facility. We can tell already this is going to be a very dangerous entry situation, will certainly back up Postal Lane when school is in session, and cause possible property damage to our residents. The Sussex Co Planning and Zoning approved 60 slots for storage. The Board and other neighboring communities are watching diligently for compliance.

New Business:

- **Discussion on adding one category to the General Rules** – Kathy will be attending a seminar with the HOA Leader on the topic of the 9 Major Issues Facing HOA's in 2024. She will report on this at the next meeting. From the materials she has seen, we have addressed several issues in our General Policies document. Already.
- **Replacement for Locust Lane fence** - The old picket fence is falling apart; Forest Fence will give us a quote to replace the it.
- **Discussion on 2024 election committee and chair** – Helena will chair the committee and hopefully there are names for the ballot.
- **Social Committee** – Santa will be in the community on Dec 11th courtesy of the Lewes Fire Department

Violations: 3 ongoing violations remain- fines continue and no communication/response from those homeowners continues; email of concern sent concerning roofing project

AR Forms:

- 34150 Juniper – dumpster for interior renovations and black topping driveway
- 34324 Edgewood – replace roof, gutters, downspouts and install leaf guard; replace all siding and front columns; replace all railings; replace al outside house lighting; replace front door and patio door
- 18383 Locust – remove and replace with same kind of concrete front steps

Resident comments: 3 calls of concern over roofing project on Maple Lane; 5 calls of concern over possible Airbnb activity over Thanksgiving weekend; 15 complimentary emails about Fall newsletter; email looking for where to find our financial information; 3 calls about same barking dog after 10pm

Adjourned: Meeting adjourned at 7:00PM