



SANDY BRAE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 09, 2024 5:30pm-7pm ZOOM

MINUTES

Attendees:

John Kelly
Jessica Harrison
Lisa George
Helena Hannah

Call meeting to order. 5:40PM

Approval of the November minutes. Helena made a motion to approve the November minutes, Lisa seconded, the motion passed.

Vice-President remarks - We will look into communicating fire safety information to our residents. We will include information in the newsletter and add to annual meeting agenda.

Treasurer Report

- Present November financials – Helena made a motion to approve the November financials, John seconded, the motion passed.
- Update on any unpaid 2024 dues and fines. One fine has been paid; one fine is still unpaid.
- Update on attorney dealings with residents – The cases still being processed.
- Update on 2024 dues payments received - 34% of the dues have been collected as of Dec 9, 2024.
- Update on 2024 rental form received – 11 rental forms have been received.

Old Business

- Discussion on the November drive around – Emails about possible violations will be sent.
- Discussion on outstanding violations – The board will continue to process as per the covenants.
- Update on houses sold – 3 houses are on the market and active.
- Update on outstanding AR Forms – See AR List
- Annual dues invoice and contents – The board met and prepared the mailing. Thank you to the Debbie Reed Team for letting us use their resources.
- Update on location and date of annual meeting – Helena is still working on getting a confirmation.
- Discussion to develop Tracking Spreadsheets for violations and AR submission – Tabled for January 2025 Meeting.
- Adding lights to the entrance signs – John will work with information on the Postal and Plantation light and research getting the same quality for the other entrances.

New Business

- Santa will be in the community on Dec 20th, courtesy of the Lewes Fire Department
- Discussion on 2025 elections – Board will research terms of current board members and determine how to solicit new candidates.

Violations. Ongoing shed issue

AR

- 33999 Birch – Awning
- 34133 Juniper Dr – Fence, Doors, Siding – Fire damage
- 34427 Maple Dr – Shed

Resident Comments: Inquiry about having a shed built. Resident email regarding several comments and concern in the community.

Adjourn: 6:47PM