



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

Sep 14, 2026 5:30-8pm In Person and Zoom

MINUTES

Call the meeting to order – 5:36 PM

Establish Quorum - Quorum is established

Attendees:

Lisa George
John Kelly (via Zoom)
Ken Crump
Joe Abernethy
Helena Hannah
Scott Pearl (via Zoom)
Anthony Napoli

Approval of the Aug 2026 Board Meeting Minutes - . Helena made a motion to approve the August 26 minutes, Anthony seconded, the motion passed.

President's Remarks- Thank you to Scott and Joe for helping with the Back-to-School Drive,

Treasurer Report:

- Present August financials – Joe motioned to approve the August financial, Helena seconded, the motion passed.
- Update on unpaid violations – No changes
- Financial status of unpaid fines, liens, and open legal actions - No changes
- Discussion on CD renewal and money market account - discussion on types of savings/CD accounts

Committee Report:

Green Thumb Committee:

- August Drive Around - Everything looked good on the August drive around.
- RFPs for 2026/2027 Snow and Lawn Season – We have one estimate and are waiting for responses from other vendors.
- Status of Meeting with Resident re: Trees – Delaware state legislators are contacting Comcast to assist HOA with clean-up of trees.
- Status of Condition of Postal & Plantation – Email will be sent to owner
- Status of Resident resisting assistance with property maintenance – Owner needs assistance with property maintenance. Will continue to work with owner.

Covenant Review Committee: John, Helena, & Lisa

- Status of moving forward with Capital Contribution – DelDot does not provide information on the status of the road repair schedules in the community. When roadwork becomes necessary, the HOA can try to get funds from the community transportation fund



available to each legislator. We will send out information in future resident correspondence.

Social Committee --

- Status of September Meet & Greet – Hotel Cambria on Sep 27th is the next meet and greet.
- Update on Survey Results - 22 responses to survey on future events interests.

Old Business/Open Business:

- AR's Received and Reviewed -
- Status of Back-to-School Drive – Scott, Marianne, and Joe took the donations to the senior center.

New Business:

- Update on Homes for sale or sold – One house sold to bank; There are none on the market for sale.
- Update on New Renters – One new renter at the end of September.
- Final Discussion of Fall Yard Sale Logistics – The signs are out and ads in the papers, Joe and Lisa will count participation.
- Final Discussion of Fall Newsletter - Draft was sent to Coast to Coast on Sep 10th
- Discussion on logistics for Thanksgiving Food Drive - Food drop off on Nov 18th, collections will take place on 15 and 16 November.
- Discussion on Logistics for Electronic Dues Mailing – Ken and Joe and Scott will complete the setup and instructions.
- Discussion on recent crimes reported in community – 2 incidents in Sandy Brae – Information was sent to community with safety tips.

Violations: (3) Ongoing

AR Forms:

26-004 – 34205 Beech – Extension – In Progress

26-005 – 34122 Mulberry – Window Replacement

26-015 – 34101 Juniper – Railing

26-021 – 18111 Elm – Windows

26-025 – 18203 Holly – Outdoor shower Replacement

26-026 – 34111 Juniper – Roof Replacement

26-027 – 34229 Dogwood – Pool

26-028 – 18409 Linden – New shed

26-029 – 18380 Linden – Roof vent

26-030 – 34229 Dogwood – Shower, deck



26-034 – 34142 Beech – Garage

26-035 – 18371 Locust – Steps and Driveway

26-036 – 34142 Beech – Pool Removal

26-037 – 18111 Elm – Gutters

26-038 – 34127 Beech – Dumpster

26-039 – 18342 Pine – Siding Roof

26-040 – 34496 Maple - Pavers

Resident comments: Multiple emails responding to email notification of crime in the community, ARC questions, and thank you's for our efforts with the Annual School Supply Drive.

ADJOURN: Joe motioned to adjourn at 6:53PM, John seconded, the motion passed.