



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

Oct 12, 2026 5:30-8pm In Person and Zoom

MINUTES

Call the meeting to order –

Establish Quorum -

Attendees:

Approval of the Sep 2026 Board Meeting Minutes - .

President's Remarks-

Treasurer Report:

- Present September financials –
- Update on unpaid violations –
- Financial status of unpaid fines, liens, and open legal actions

Committee Report:

Green Thumb Committee:

- September Drive Around -
- Update on RFP's Snow/Grass Contracts
- Update on Postal and Plantation issue
- Update on condition of property –
- Status of Tree Issue and Comcast-

Covenant Review Committee: John, Helena, & Lisa

- Update on Capital Contribution Campaign -

Social Committee --

- Status of September Meet & Greet –

Old Business/Open Business:

- AR's Received and Reviewed –
- Final discussion on Fall Newsletter
- Update on Logistics of Electronic Dues
- Logistics of Thanksgiving Food Drive

New Business:

- Update on Homes for sale or sold –
- Update on New Renters –.
- Logistics for the Annual Dues Mailing
- Discussion on Pumping Station Fall Clean-up
- Discussion on Santa Visit



- Location and Date for 2027 Annual Meetings
- Discussion on Speed Limit in the Community.

Violations: (3) Ongoing: (1) Warning Letters Sent; (2) Reminder Letters Sent

AR Forms:

25-031- 34121 Juniper New build - In progress - COMPLETE CERTIFICATE OF OCCUPANCY RECEIVED

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

26-037 – 18111 Elm – Gutters

26-038 – 34127 Beech – Dumpster

26-039 – 18342 Pine – Siding Roof

26-040 – 34496 Maple – Pavers

26-041 – 18460 Cedar - Patio

26-042 – 34068 Juniper – Window Replacement

26-043 – 18335 Pine - Dumpster

Resident comments: Multiple ARB questions and submissions. Speed limit concerns. (2) calls thanking us for the entrance lights.

ADJOURN: