SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MINUTES

Call the meeting to order – Meeting called to order 5:33PM

Establish Quorum - Quorum established

Attendees:

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

Approval of the Sep 2026 Board Meeting Minutes - Joe made a motion to approve the Sep 26 board meeting minutes, Anthony seconded, and the motion passed

President's Remarks- Joe Abernethy has resigned from the board effective Oct 12, 2026. Thank you, Joe, for all of your help with finance, drives and revamping the social committee. The remaining board members will assist in the transition.

Treasurer Report:

- Present September financials – Discussion on budget to actual report. Joe motioned to approve the new simplified financial report, Anthony seconded, the motion passed.
- Update on unpaid violations – No changes
- Financial status of unpaid fines, liens, and open legal actions - Review of outstanding accounts.

Committee Report:

Green Thumb Committee:

- September Drive Around - There is some overgrowth on Beech, Maple, branches in the front yard from storm on Spruce. The Community looks good overall.
- Update on RFP's Snow/Grass Contracts – Discussion on the multiple estimates for mowing and snow plowing Lisa will contact vendors with additional questions. Decisions will need to be made soon to lock in service for the season.
- Update on Postal and Plantation issue – No response to email.
- Update on condition of property – Letter sent, no response.
- Status of Tree Issue and Comcast- Comcast will come out this week to remove branches and clean up.

Covenant Review Committee: John, Helena, & Lisa

- Update on Capital Contribution Campaign – Information posted on newsletter, flyer and on the website. We will continue to inform the community in preparation for June 2027.

Social Committee --

- Status of September Meet & Greet – Meet and Greet was cancelled due to the weather. New events - 25th Oct – Hotel Cambria - 4-6 Meet and Greet, 19th Oct - Bethany Blues Trivia

Old Business/Open Business:

- AR's Received and Reviewed – 4 new AR's since the September meeting
- Final discussion on Fall Newsletter – Mailed on 30th of September.
- Update on Logistics of Electronic Dues - Lisa to reach out to Techno Goober for guidance.
- Logistics of Thanksgiving Food Drive – 15 and 16 Nov are the collection dates, delivery on the 18th. Lisa motioned to donate $50 in groceries from the HOA to the Food Drive, Joe seconded, the motion passed.

New Business:

- Update on Homes for sale or sold – 3 active listing houses on the market.
- Update on New Renters – no changes
- Logistics for the Annual Dues Mailing – Discussion on how we will be sending out the annual invoices - email or printing and mailing. Explore the possibility of having Technogoober prepare an electronic mailing of all documents. The mailing date will be 20 Nov.
- Discussion on Pumping Station Fall Clean-up – The area is overgrown. HOA will wait until leaves fall and do the clean-up.
- Discussion on Santa Visit – John will coordinate with the fire department
- Location and Date for 2027 Annual Meetings – The 2027 date is Jun 12th; Lisa will contact Troop 7 to reserve the space. .
- Discussion on Speed Limit in the Community – Current limit is 25 mph. DelDot sets speed limit and it would be a long process to change.

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 - Complete

26-041 –18460 Cedar - Patio

26-042 – 34068 Juniper – Window Replacement

26-043 – 18335 Pine – Dumpster - Complete

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

ADJOURN: Joe motioned, John seconded the motion to adjourn at 6:47PM, the motion passed.