

Snee Farm Community Foundation
Board of Directors Meeting
April 13, 2004
Revised Minutes

Directors in Attendance: Michael Hart, Jerry Baty, Clay Hallmark, Chuck Gilmer, Jim Craven, Phil Siegrist, and Emilie Carey.

Absent: Lawrence Frierson

Guests: Greg Smith, Plantation Lane and Gary Gajewski, Loyalist Lane

Administrative Assistant: Mugsy Kerr

President Michael Hart called the April 13, 2004 meeting to order at 5:30 p.m.

Minutes: Phil Siegrist informed the Board he had a Power of Attorney for the April 13th meeting for Lawrence Frierson.

The Revised February 5, 2004 minutes were approved by Michael Hart, seconded by Jim Craven, unanimously passed.

Michael Hart motioned to accept the minutes for the March 11, 2004 meeting, seconded by Jim Craven, unanimously passed.

Legal Matters: Michael Hart motioned to defer Legal matters until the end of the meeting, seconded by Jim Craven, unanimously passed.

Treasury Report: J. Baty reviewed the results for the first three months vs. budget. The actual performance was close to desired results with legal expenses being somewhat higher reflecting the cost of the Ben Allen lawsuit. Mr. Baty suggested we consider a special assessment in order to reduce the long-term debt quicker. This matter must be considered at the Annual Meeting. P. Siegrist suggested this information be mailed to all residents some 30-60 days prior to the Annual Meeting.

M. Hart discussed a transfer fee for all homes sold in S.F. It would be one quarter of one percent to the Foundation. Phil would like to see this money diverted to a special account for capital improvements. M. Hart will put together numbers for next months meeting.

J. Baty motioned to have three (3) bids on anything over \$1,000, seconded by P. Siegrist, motion unanimously passed.

Phil motioned to have one contact from the Board deal with Ashcraft, seconded by J. Craven, motion passed.

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J.Baty reported that at the end of March we had some \$14,354 in the operating account. After receipts of some \$40,073, paying monthly expenses and reducing long-term debt. J.Baty motioned to accept the T.Report, seconded by P. Siegrist. Motion passed.

Administrative Assistant: M.Kerr reported the April Newsletter was mailed to all homeowners.

E.Carey motioned for Mugsy to retype the By-Laws, seconded by P. Siegrist, motion passed.

Maintenance: P.Siegrist had 3 proposals for our Lake Management. The committee would like to hire Professional Lake Management from Summerville. The cost will be \$9,600 a year. \$800 a month split half with the SFCC. The Company will begin the 1st of May. P. Siegrist motioned to hire Professional Lake Mgt., with a 12 mo.contract, seconded by E. Carey. Motion unanimously passed.

The Garden Club offered the Foundation \$2,500 for a fountain for one of the lakes, Maint. Committee needs to find out what kind of fountain they would like to see installed.

Security: J.Craven asked our Police officer to attend the meeting, but he was unable to attend.

Jessica Dean was the driver that ran into the Front Entrance and did damage. M.Hart will send the family the bill for the damages.

Burt Pierce is the HOA President of Beaumont and M. Hart is speaking to him about repairing or replacing the fences between the two communities.

M.Hart motioned to accept the Security report, seconded by J.Baty, motion passed.

Architecture Report: Clay deferred his report until later. C. Gilmer would like to see 3 board members for the Arch. Board and 2 ad hoc committee members. Bill Russo volunteered to be on the ad hoc committee.

Restrictions: B. Russo reported he sent out 126 violation letters last month. Boat Violations, 12, house & lawn maint. 6, trailers 3, trash, 16, vehicles, 8 and yard debris, 79. Snee Farm is definitely looking better and homeowners are adhering to our covenants.

M. Hart reported he would go to Court April 27, 2004 for several homeowners that owe back violations and dues.

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Motion by E.Carey to accept Restriction report, seconded by P.Siegrist, motion passed.

Special Projects: M.Hart made the motion that the board not require him to repay the \$3,100.00 for the work on the ACC. He stated that the previous Board voted approval to have him and B. Russo take over the restriction and Covenant Committee after the foundation terminated Odessa. He further stated he was in ignorance of the By-Law restriction that directors cannot receive compensation for any of their services. (George Ballester resurrected the By-Laws in Nov. 03) M. Hart stated he stopped taking any more compensation in Feb. 04. Motion seconded by J. Craven. J.Baty stated that this Board forgave Emilie's fines, and we needed to get on with business. P. Siegrist asked the Board to go forward and close this discussion.

P. Siegrist acting as L. Frierson proxy voted in favor. C. Gilmer and E. Carey voted in favor. C. Hallmark abstained. Motion carried.

New Business: Martha Williams resigned from the Board, she will be moving. The new Board member should be able to work well with the G. Club. Announce on the Bulletin Boards the vacancy and have the homeowner send a resume to M. Kerr and the Board will go over the resumes at the next meeting.

E. Carey motioned to add her to the Maintenance Comm. She continues to be a member of ACC.

Seconded by J. Baty, motion carried.

Emilie motioned to ask Nick Kobylk fill the vacancy on the Board, seconded by C. Hallmark. M. Hart questioned the action as the board had previously indicated they wanted to advise the community of any openings on the board and take applications for discussion at the next board meeting. The motion was passed with Phil Siegrist, Lawrence Frierson (voting by proxy) and Jim Craven voting against this motion.

Nick Kobylk is the new Board of Directors member replacing M. Williams.

The Board was to discuss the request of Gary Gajewski to allow the use of certain Bricks and roofing shingles for the construction on his home. J. Walker handed out

information, which indicated such materials were improper. This information was not given to all board members.

The Board went into Executive session to discuss the above brick and shingle issues.

M. Hart called the meeting back to order at 8 p.m. M. Hart excused himself on the following two motions as he is currently representing the Gajewski's for a partial of land they want to sell.

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Nick Kobylk motioned to rescind the stop work order letter issued by a board director and let the brick construction continue. Seconded by P. Siegrist. Motion passed.

Nick Kobylk motioned that the roof shingles should match. Seconded by J. Craven. N. Kobylk suggested that G. Gajewski, neighbor J. Walker and ACC get together and further discuss the shingle issue. J. Walker stated the matter had gone on to far to do this. Motion passed.

J. Craven motioned that the Ad-Hoc committee has the right to vote in the Arch. meetings. Seconded by C. Gilmer. M. Hart asked the Board to table the motion until next month to get a legal opinion on this matter. J. Craven withdrew his motion, C. Gilmer withdrew his second.

Meeting adjourned 8:30 p.m.

