

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
September 1, 2009 – Snee Farm Country Club – 5:30 PM

Minutes

Board Members Present: Jackie Walker, Paul Meierer, Margaret Passailaigue, Dottie Teetor, Michael Barrett, Bob St. Onge, Buddy Goodson. **Absent:** Jerry Barnett, Dan Childress

Others Present:

Committee Members: One

Other Foundation Members: Three Other Properties Represented

Restrictions Compliance Administrator: Michael Hart

INVITED GUESTS: None

MINUTES APPROVAL: *P. Meierer motioned to approve the Aug. 4, 2009 Reg. Mo. Mtg. Min; seconded, carried 6-0.*

PRESIDENT'S TIME:

STANDING COMMITTEE REPORTS:

Restrictions

M. Hart, Compliance Administrator reported that approx. 71 were sent of which 15 concerned mailbox/post issues. Approx. 75 hours were spent on this business. Chair Walker reviewed the RCC present practice of approval for temp. use of POD and similar storage units. They are monitored to ensure they are of an acceptable appearance and location as well as removed within a reasonable period of time, typically two weeks, but flexibility given based on circumstances provided removed within a reasonable period of time. She also shared information from an article in the Charleston paper that could be a useful guideline to apply during storm season – the owners must agree that they would need to be removed prior to the advent of a serious storm due to their susceptibility to movement in high winds and the potential hazard to others. The Board concurred with this application. ***Report accepted.***

Nominating Committee

Kaarman Richburg, Chair, thanked the Committee for their service. Five applications for the four seats were received. All were interviewed by Committee Members, Rosemarie Baker, Pat Endel, Jim Ball, Dottie Teetor, and Margaret Passailaigue on August 25 - one was not a recorded owner and could not be considered. He noted that the four remaining applicants were all excellent candidates representing a good cross section of owners and are the nominees to be placed on the ballot - For the three, 3 year terms: Stephen Curl, Ted Summerford, and Eric Unger; For the remaining year of the seat resigned by Chris Webb: Jackie Walker. ***Report accepted.*** President Walker thanked the Committee for their service and the candidates for offering to serve.

Finance

M. Passailaigue, CPA, Treasurer shared how much she enjoyed serving as a Director and meeting many residents that she would not have had the opportunity to do so. She noted the poor state of affairs when this Board began and the challenges they had to face and work together to achieve the success to date.

Debbie Rogers (A-Plus Property Mgmt.) reported that the receivables are updated. She expects to be able to post September interest charges next week. At that point, they will be mailing current statements to the approx. 100 homeowners with outstanding balances – this does not include those who owe only Restrictions fines. This will enable us to more efficiently verify figures to correct any discrepancies, or collect. She provided the preliminary balance sheet for Aug. 31 prior to bank reconciliation. ***Report accepted.*** President Walker gave heart felt thanks to Margaret for her huge contribution in serving as a Director for the benefit of the Foundation – her work was the core of what was needing to be done to revive a very unhealthy financial status the Board inherited, as well as contributing to the many areas of accomplishment that were necessary to bring the Foundation to a healthy position for future Boards to build on.

Maintenance

In Chair Barnett's absence, Pres. Walker gave his report: 1. Replaced a lamp post bulb at New Charlestowne that was shot out by vandals; also, the lens was damaged. 2. Replaced light in the Hwy. 17 entrance island. 3. With the help of Mike Barrett, Tom Franzone, and Tom's father-in-law, Al, (88 years old) installed the three new benches donated by Joe Hook onto the concrete pads.

DT

(Maintenance Committee Report Continued)

4. At the request of a resident in the Gardens, moved a stop sign from her flower garden nearer to the road where it should be. 5. With his son-in-law, Phillip, removed two deteriorated wood benches in the Gardens and replaced them with the concrete benches from the ponds; Morning Glory is the only island that does not have a concrete bench. Eleven hours were logged for August saving the Foundation approx. \$1,100. **Report accepted.**

Landscape

Chair Teetor reported that the old plant material in front of and at the ends of the Whipple entrance walls was removed. The beds were extended and irrigation modified. New plant material has been installed and the beds mulched. The walls and Snee Farm logo are now fully visible. The renovation of those areas, the improved flower bed at the front of the Indigo Cut island, and the overall clean-up of the remainder of that island, created a more fitting and impressive entry from Whipple Road. She advised of an unexpected irrigation problem that had to be corrected to service the new plantings at the Whipple Road entrance; having consulted with Margaret and Pres. Walker regarding the expense relative to the budget, the work was authorized and completed. Another problem was uncovered during the landscape work that is being evaluated and could be very costly (See New Business). **Report accepted.**

D. Teetor made a motion to approve payment to RainFree Irrigation in the amount of \$709.78 for the necessary irrigation modification for the Whipple Rd. entrance landscape revitalization; seconded, carried 6-0. Dottie expressed her pleasure in serving on the Board – having recently moved to Snee Farm prior to joining the Board, she knew very few neighbors. Even with the many challenges the Board was faced with she is grateful to have been able to contribute. President Walker highly commended Dottie for her hard work, dependability and willingness to help in many areas as Secretary, ACC member, etc. Her love of landscape and talent has been a huge asset.

Security

Chair Barrett reported from the MPPD statistics 3 auto break-ins (Ventura Villas, Farm Quarter, and Casseque Province) – no other information on these was available. Regarding the Annual Meeting, he is working on securing a detective to speak, and one for security. Pres. Walker shared an update received today on the serious graffiti episode at the Club, and the dead rodent/blue paint vandalism in one Law Lane mailbox – two youths were identified as responsible for these incidents; one is a resident whose parent took swift action in having the child take responsibility and make restitution. **Report accepted.**

President Walker commended and thanked Michael for his valued service on the Board noting that he did so while still teaching as a Professor at the Citadel; this year, even though absent some months this due to related travel to Europe with students, he worked with the Board and MPPD via email – she noted his help in various areas and professionalism in effectively working together for the greater good of the Foundation.

Architectural Control – Six submissions – one likely will not be approved.

OTHER REPORTS OR INFORMATION:

Hwy. 17 Widening Project-Sound Wall – Pres. Walker advised that she had received confirmation from the Town that the Sound Wall will be implemented with the Hwy. 17 widening project; there are no other details available at this time.

Sink Hole – Pres. Walker received communication from a resident about what appeared to be a sink hole in the road at Vestige Square. She reported it the Town's Stormwater Manager who responded/addressed it immediately, and reported back that it was a sink hole - they anticipate that we will see more of this due to the age and condition of the drain system. This was already on their radar and being discussed in planning for a solution in the future to deal with the issue throughout Snee Farm.

Seacoast Church Re-Zoning Request – Margaret provided information regarding their request for commercial rezoning for 2.26 acres of their property near the Longpoint/Whipple Roads intersection for the purpose of leasing to a large 24-hour Walgreen; the request includes ingress/egress at Whipple adjacent to Glen Lake subdivision, and Longpoint approx. 400 ft. from the intersection. The property is presently zoned R-1 (low density

(Other Reports or Information Continued)

residential). She pointed out the negative aspects this posed to the neighboring residential areas. She and Dottie attended the Planning Commission hearing on Aug. 19 – the Commission voted to not recommend Council approve the request.

She, Dottie and Jackie as well as other Snee Farm residents attended the Aug. 31 Planning Committee of Council meeting - the Committee also voted to not recommend that Council approve the request. Margaret will keep us posted on future appeals/meetings that are important to attend and voice our position. Encourage residents to participate in this effort including write Council – easy to do from the Town’s Site.

M. Barrett motioned that the Board empower President Walker to represent the Board in speaking for the Foundation against the rezoning request for this class of Commercial development and any related aspects that the Board determines will negatively impact Snee Farm; seconded, carried 6-0.

2009 Annual Meeting & Election: Pres. Walker confirmed timely notice via mail, signboards and Site of the Meeting/Election information – drafts of the various Meeting/Election documents were provided for review to confirm ready to proceed with printing, etc. as needed - in particular the absentee ballot/bios in order that Dottie make them available.

UNFINISHED BUSINESS: None

NEW BUSINESS (Board):

Whipple Road Electrical – The problem referenced in the Landscape report pertains to electrical. Even though the area was marked prior to the work, a line was cut. This evidenced a bigger problem – all of the lamp lighting was not laid well, likely at the time those walls were built – no conduit and too shallow presenting a safety hazard. In addition the two electrical boxes are deteriorated to the point of needing replacement. This is being thoroughly evaluated and will be provided to the Board to make a decision as to the timing of the repair work relative to the Budget. In the meantime, the two lights in the Indigo Cut center island will not be working.

2010 Nominating Committee – Pres. Walker advised of the requirement to appoint the Committee at this time to assume the role at the end of the 2009 event. Kaarman Richburg has agreed to again serve as Chair. Others who have agreed to serve are Pat Endel, Rosemarie Baker, Jim Ball, Dottie Teetor, Paul Meierer, Bob St. Onge, and Buddy Goodson (Alternate).

M. Barrett motioned to approve the 2010 Nominating Committee as presented; seconded, carried 6-0.

Members Not In Good Standing – As soon as the delinquent list is prepared by A-Plus and provided to the Treasurer to review and confirm accuracy, the Board will be contacted to act on declaring those members on the list not in good standing with regard to loss of member rights for the Annual Meeting & Election.

NEW BUSINESS (Foundation Members Comments): No input or comments provided for future consideration.

B. St. Onge motioned to adjourn the meeting; seconded, carried – Adjourned at 6:45 PM

Prepared by Dottie Teetor

Approved by the Board of Directors on/before September 22, 2009.

Attested To By: **Dottie Teetor**
Secretary