

SNEE FARM COMMUNITY FOUNDATION  
2005 ANNUAL MEETING  
September 22, 2005 ~ Mt. Pleasant Waterworks Bldg. ~ 7:00 p.m.

**MINUTES**

**Board Members Present:** Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Evelyn Hutto, Dave Ardis, Emilie Carey, Phil Siegrist, Jim Craven, and Jerry Barnett.

**Call To Order:** President Walker Called the Meeting to Order. Announcements were reviewed. Board Members were introduced and Volunteers present were recognized.

***President Walker reported that a Quorum of Foundation Members was verified and business could be conducted.***

**Committee Reports:**

**FINANCE:** Treasurer Passailaigue, CPA, reviewed the financial reports that were distributed. She shared statistics on outstanding assessments and fines, and advised the status of the Credit Line giving an estimate of approximately \$55,000 owed by the end of 2005 even though we are running a very tight budget.

***A Motion was Made to Accept the Finance Report; Approved by the Members.***

**MAINTENANCE:** Chairman Barnett thanked the Maintenance Committee of Diana Barnett, Tom Franzone, and Jim Kerr for their help. Sixty-three projects were completed since September, 2004, just a few of which were: cleaned/painted all entrance signs (and repeated as needed due to vandalism), replaced the large column lights in New Charlestowne with recycled ones from the Front entrance, cleaned up storm (Gaston) debris and repaired all fences and damaged benches, removed old, and replaced with new, Holiday lights on the tree at the Gazebo, made concrete foundations for the new Parkway Circle benches, regular light bulb replacement & needed repair of any fixtures not owned by SCE&G, etc., working approx. 156 hours saving the Foundation an estimated \$16,000.

***A Motion was Made to Accept the Maintenance Report; Approved by the Members.***

**GARDEN & BEAUTIFICATION:** Chairman Ardis thanked the members of his Committee, and the many volunteers who are planting/weeding the beds. He gave an overview of his areas of responsibility; also advised that all entrance flower beds had been re-worked, some expanded, and are being planted twice a year. He spoke on the proper care needed of our very special trees, including proper pruning to also help them survive the storms. The first major revitalization project underway is the Garden Way Entrance Island where old plantings were removed, street lighting reworked, and a beautiful iron trellis installed - irrigation and plantings are pending funds being available. President Walker acknowledged the generous gift of \$2,500 gift from the Garden Club for permanent beautification projects. Some of the funds were used to purchase the artisan created (stone-cast) Louis XVI replica benches in our Parkway Circle.

***A Motion was Made to Accept the Garden & Beautification Report; Approved by the Members.***

**SECURITY:** Chairman Craven introduced Officers Hughes and Jenkins of the MPPD who gave a summary of reports made in Snee Farm during the year; some of which were: home and garage burglaries (doors locked and left open), car break-ins (most were unlocked), vandalism, etc. They are attempting to provide a good presence, and encouraged homeowners to keep things locked and immediately report anything suspect.

***A Motion was Made to Accept the Security Report; Approved by the Members.***

**ARCHITECTURAL CONTROL:** Chairman Frierson thanked ACC members, Evelyn Hutto, Beau Kern, and Jackie Walker. He quoted some operative words from the Declaration being "prior, written, and must". He reported a 200% increase of approval requests over last year, January through Sept. The increase in activity shows a growing confidence in our Community as a place to invest.

*JW*

**(Architectural Control Report Continued)**

Overall, quality improvements are being made to the properties. The Committee strives to respond to requests within 3-5 days on a first come, first served basis. Lawrence encouraged the Members to avoid last minute requests which may result in undesired delays to proceed. He advised that the Approval Form requires three signatures of the Committee, and stated that the Committee is here to help, not hinder, your improvement projects.

***A Motion was Made to Accept the ACC Report; Approved by the Members.***

**RESTRICTIONS COMPLIANCE:** Chairperson Walker thanked Michael Hart, Compliance Administrator, for his good work. She reviewed various aspects and difficulties related to the need and process of enforcement, including the Board's responsibility to provide the protection promised by the Declaration for a quality aesthetic and living environment. Restrictions will be enforced and fines levied as warranted. She stressed the need for self-compliance to avoid violation letters and fines imposed; noted some of the most common type violations, such as trash and their receptacles, boats, vehicle parking, lawn maintenance, and signs. Significant improvement has resulted since Jan. as a result of the Board's efforts partly due from collection of fines from Jan.-August of \$5,400.00; also, prior assessments and liens totaling \$2,920.00 were recovered. A homeowner not satisfied with an RCC action, can request a review by the Board. She asked for patience and cooperation when letters were received in error. The Board welcomes questions in advance to avoid violation penalties.

***A Motion was Made to Accept the RCC Report; Approved by the Members.***

**SPECIAL PROJECTS:** Chairman Frierson thanked the SP Committee: Michael Barrett, Emilie Carey, Marty Boroughs, Phil Siegrist, and Jackie Walker. Special Projects deal with issues other than the standard committees. Lawrence and P. Siegrist attend Town meetings on topics that affect Snee Farm. Some of the issues and results this year: 1) The SCE&G lines buried on Longpoint Rd. preserving some 3,000 feet of trees behind Plantation Lane, (2) A rezoning request for an office park on Whipple Rd. was withdrawn, (3) A Hotel proposed to be across from Snee Farm on Hwy. 17 was denied, (4) Drainage modifications were made to the Hwy. 17 widening project to reduce the impact on our lake system. The Committee's philosophy is to be pro-active in looking out for Snee Farm's best interest.

***A Motion was Made to Accept the Special Projects Report; Approved by the Members.***

**Administrative Update:** President Walker acknowledged Mugsy Kerr for her 19 years of combined volunteer and contracted service to the Foundation. She reported that needed improvements were made to the database and other office equipment and systems to be more professional and helpful. The goal for the Newsletter is to be more informative and not waste money on mailings. She reminded that Newsletters and Meeting Minutes are posted on the Web Site and encouraged Members to utilize that resource to be aware. Community information signboards are now at all entrances.

**Election of Directors:** Chairperson Carey reviewed the ballot format. She introduced the only candidate, M. Passailaigue (incumbent), for the unexpired term of J. Baty (expires Sept. 2006); no other nominations were made from the floor, the nomination period for that seat was closed. The candidate gave a two minute personal introduction; Emilie then instructed the Members to vote for that seat. She then announced the remaining candidates on the ballot, D. Ardis, L. Frierson, and J. Walker (incumbents) for three open terms (expire Sept., 2008); asked for any nominations from the floor, none were made and the nomination period closed. The candidates gave a two minute personal introduction. The members were instructed to vote for three candidates. The ballots were collected by the Committee and placed in the ballot boxes. Certification and counting by the Committee was conducted the following morning at Regions Bank; space provided courtesy of Greg Hauptert.

**(Board New Business Continued)**

The Election was then closed. The Election Committee of M. Boroughs, C. Baty, T. Dunleavy, Glenn Gibbons, Randall Ulbricht, and Dan Swanger were thanked for their service.

Non-Agenda Item: E. Carey advised the Board and Membership of her resignation effective 10/4/05.

**Board New Business:**

**Financial Issues and Assessments Discussion and Voting**

- Treasurer Passailaigue discussed the financial problems and needs of the Community and advised her Committee's recommendation, with full Board support, of an Annual Assessment increase of \$75.00 that she would make a motion for Member approval at the end of the discussion period.
- Margaret gave an overview of the quality care needed, including potential capital improvements, of our aged Common Areas, only some of which are the trees (the Grand Oaks being the most important asset of our premier Front Entrance), the lakes (their present & anticipated future problems), the island issues in the Gardens (including lack of curbing), street signage throughout, storm/disaster clean-up/repair/replacement, replacement of the concrete highway dividers at the lakes, etc.
- She stressed the importance of satisfying the Outfall Project debt as soon as possible, stated that we have no Reserve Funds and there is no long term maintenance plan in place.
- The By-laws allow for an administrative fee for the issuance of an Assessment status certification and was implemented by this Board at her request – we are now receiving \$50 or \$75 each closing depending on the amount of notice given.
- She announced the Board's plan to proceed in the near future with efforts to achieve the Members' support of a real estate Transfer Fee in the amount of one-quarter of one percent of the sales price of each closed transaction. This would be a slow growing fund to provide Reserve/Capital Improvement funds, thereby helping keep Annual Assessments low and avoid Special Assessments. The Fund's growth would be subject to real estate market conditions, up or down, and is intended to be a purchaser expense; similar fees are being used in several Mt. Pleasant communities.
- She explained that such a Fee would cause an amendment to the Declaration; a 2/3 approval vote of the entire Foundation would be necessary to do so. She urged the Members to support these recommendations and invited questions from the Members.

*(all Member input may not be complete in this written record due to auditory deficiency)*

Some of the homeowners who contributed questions and comments were: H. Ford (1048 Royalist), J. Baty (1108 Parkway), J. Tirpak (974 Casseque Province), C. Scheidegg (820 Farm Quarter), J. Gajewski (1042 Loyalist), D. Osterfeld (1221 Chersonese), L. Gattoni-Celli (1165 Chersonese), F. Hutto (1169 Chersonese), M. Boroughs (1153 DeLeisseline),

Questions and comments, audible on tape, made to and from the Board:

- Some help was requested to understand the financial reports provided by the Treasurer.
- Clarification was requested on the power of the Board to raise the Assessment using the CPI [Board advised this calculation would typically be a small amount of money – a larger sum of money is needed now to keep up; if the proposed A. Assessment is approved, both would not be done.]
- Requests were made for more information on the future 2006 Operating Budget and the projects that would come under the Reserves/Capital Improvement Funding if available. [Board advised the 2006 Budget would be forthcoming when it could be done based on the outcome of the vote for the proposed Annual Assessment Increase (or an alternative Special Assessment to satisfy the debt) being passed, and the Board's time to further specifically evaluate the various needs against the funds available by the end of 2005 or early 2006.
- Mr. Tirpak asked for a motion to have a budget and maintenance plan before the Assessment Increase is considered. [Neither the Chair nor Board recognized the motion as it was dilatory to the business at hand.]
- Questions were asked regarding the Outfall Project debt as to the balance due, also what would be involved in resolving the Lakes problems – asked if a \$100.00 Special Assessment would cover it.

*gaw*

**(Financial Issues and Assessments Discussion and Voting Continued)**

[The Treasurer advised the Board's intent to pay off the debt by late January/early February, and that approx. \$60,000 could be due by the time money is available to satisfy it. The Board also gave some preliminary information and opinion regarding complexities of the ongoing problems with the Lakes and the potential large expense to properly remedy; actual plans/costs can not be determined until professional studies/planning can be funded. D. Ardis also remarked that this was just one of the many potential needs of the Common Areas for which there are no Reserve Funds.]

-A question arose regarding responsibility for potential curbing in the Gardens - SFCF or the Town.

-Compliments were made to the Board for the work done; support and opposition of the Assessment Increase expressed, and reference to prior Boards not keeping up nor planning for the long-term care and maintenance of Snee Farm.

-Remarks were made on the importance of keeping up with the competition with regard to needed quality care of our Community; there is now a lot of competition in Mt. Pleasant.

***M. Passailaigue Made a Motion to Approve a \$75.00 Increase to the Annual Assessment making it \$300.00 Per Year Effective January 1, 2006; Seconded, Motion Carried by the Members.***

*The voting was tabulated by Election Committee Member & CPA, Glenn Gibbons–The results were:*

	<i>Absentee Votes</i>	<i>30 In Favor</i>	<i>11 Against</i>	
	<i>Votes Present</i>	<i>51 In Favor</i>	<i>14 Against</i>	
<b><i>Totals:</i></b>	<b><i>In Favor</i></b>	<b><i>81 (76.4%)</i></b>	<b><i>Against 25 (23.6%)</i></b>	<b><i>= 106 Votes Cast</i></b>

**Foundation Members Concerns:**

*(the recorder tape ended during this segment and some Member names and comments may not be included in this written record)*

-P. Knorel (1203 Parkway) complimented Jerry and Diana Barnett for coming to her aid in helping with an erosion and edging project; also, and she thanked the Board for their hard work in doing a good job.

-K. Werman (1041 Law) addressed the speeding problem; would like the Board to pursue speed humps on Law Lane.

-J. Gajewski (1042 Loyalist) made a motion to amend By-Laws Article IX Y (pg 23) entitled Nuisance and Annoying Activities to add: A light shining on a homeowner's lot or into an adjacent home shall be considered an annoyance and nuisance under this Declaration; also, to further amend this portion of the By-Laws to stipulate that canine barking from both the interior and exterior of a home which is audible to an adjacent homeowner is also considered an annoyance and nuisance under this Declaration."

[Neither the Chair nor Board recognized the motion and advised that a vote was prohibited according to official rules.]

-E. Carey (1045 Planters Curve) made a motion to amend the By-Laws to make it possible to amend By-Laws at an Annual Meeting. [Neither the Chair nor Board recognized the motion and advised that a vote was prohibited according to official rules.]

-S. Marsh (1176 Parkway) asked the status of the Club's Project information. [J. Walker advised that there was no new information from the Club and restated the Board's original position that the entire Foundation would be notified and polled when the plans were ready for their review and input.]

***J. Craven Motioned to Adjourn; Seconded, Approved by the Members. Adjourned at 8:00 PM***

Prepared By: Mugsy Kerr

**APPROVED on February 7, 2006 at the Board of Directors Regular Monthly Meeting.**

**Attested To By: *Jackie Walker***

President, Secretary

**ELECTION RESULTS**

September 23, 2006, at Regions Bank, Election Committee Members E. Carey, M. Boroughs, C. Baty, and R. Ulbricht certified the Election of Directors Ballots to be correct and reported the following results:

Total Ballots 109 (36 absentee):

Three write-in votes for R. Borelli

The four incumbent Candidates were elected to the respective seats:

Margaret Passailaigue, Dave Ardis, Lawrence Frierson, Jackie Walker