

SNEE FARM COMMUNITY FOUNDATION
2007 ANNUAL MEETING
September 27, 2007 ~ Old Wando High School ~ 7:00 PM

MINUTES

Board Members Present: Jackie Walker, Jerry Barnett, Margaret Passailaigue, Dottie Teetor, Michael Barrett, Bob St. Onge, Dave Ardis and Phil Siegrist. **Absent:** Jim Craven

President Walker reported that a Quorum of Foundation Members was verified by Glenn Gibbons, CPA, and business could be conducted.

Call to Order & Brief Announcements: President Walker called the meeting to order at 7:20 PM and thanked the homeowners for attending.

Guest Speaker: President Walker informed the homeowners that Mr. Rob Carmichael, Estate Management Services (Lake System management), could not attend due to a medical emergency in his family. She then introduced Mr. P.O. Mead, ISA Certified Arborist, who spoke on short and long-term planning for the care of the Grande Oaks and other valued trees in the Common Areas. He reviewed Phase I of the work which included aeration and fertilization of 199 trees and pruning of an additional 89 trees. He noted the variety of challenges Nature imposes including a recent severe lightning strike to one of the Grande Oaks in the Parkway - treatment was given and will be ongoing as needed in an attempt to save the tree. He hopes to start Phase II after the first of the year.

President Walker mentioned that due to our late start Mr. Mead was given the courtesy to proceed so that he could leave.

Welcome & Introduction: President Walker then asked anyone in attendance who was not a property owner to identify themselves. Three persons responded: an attorney for a homeowner, a spouse, and a daughter (of an owner) who was proxy for another owner. She announced that due to time constraints, owners wanting to speak later would be done in a manner to allow one speaker per property until each property wanting to be heard was recognized. She then introduced Attorney Brendan Langendorfer of Hagood & Kerr, P.A. who was attending on behalf of Robert A. Kerr, Jr., counsel to the Board. President Walker then recognized new owners who purchased in Snee Farm since the 2006 Annual Meeting.

Progress Report: President Walker briefly reported on the work of the Board over the last year and thanked them for their commitment and effort in working for the Community as a whole.

A member, Emilie Carey, then *moved to rearrange the meeting agenda by having the election first, followed by the Committee reports, and to allow motions for new non-Agenda items; seconded by Gwen Siegrist.* Board counsel clarified that a motion to rearrange the Agenda was proper, although any motion to add to the agenda at the meeting was improper pursuant to the provisions of the Amended Declaration and Restrictions.

President Walker called for a vote, and fifty-seven (57) owners voted in favor of the motion which was fewer than the 2/3 majority required, so the **Motion Failed.**

Committee Reports:

Security - Co-Chair Jerry Barnett introduced Crime Prevention Officer Michael Minor (MPPD) who encouraged resident involvement in helping to keep Snee Farm safe. He stated that we need to be the eyes and ears to help them help us. He introduced officers Swinton and Svintana who are currently responsible for Snee Farm (Neighborhood 4). There are six officers assigned to Snee Farm every 9 mos., they rotate two at a time every 6 weeks. He stressed the importance of timely communication with the officers when they are in the Community, or call the Dept. (884-4176) to make them aware of any problem or potential problem. Officer Minor noted numerous vehicle break-ins, most of which occurred due to owners failing to lock their vehicles or leaving valuables in plain view.

Landscape - Chair David Ardis advised that the primary goal of Landscape was to maintain and enhance property values in Snee Farm. He noted that property values are under attack here and around the Country. He commended the Barnetts and other Board members for their hard work in the various roles. Also the volunteers who help plant the flower beds. President Walker expressed thanks to the Garden Club for their financial donations that enabled the quality artisan created stone cast benches in the traffic circles. She encouraged support of their fundraising efforts including the cookbook featuring great recipes from many of our homeowners. It was clarified that the raised areas in Liberty Circle were new flower beds awaiting planting.

Architectural Control - Bob St. Onge, Chair, reported that project approval requests average about 14 each month with a high of 22 and a low of 9. These requests include everything from tree removal to major renovations. He thanked his committee for all their hard work in assisting the homeowners processing their requests in a timely manner including some rush evaluations that were needed. He showed some examples of renovations that had been approved. He advised of a new user-friendly downloadable Request for ACC Approval Form on the Web Site to assist the property owners in starting the process, and he welcomes suggestions. If you do not use the Internet, call him and one will be provided to you. He noted that all projects were followed, and final approval not given until completed as approved. He thanked the homeowners for cooperating with the ACC process, and noted that in his 16 years in Snee Farm, the Community is looking noticeably better since this Board has been in place.

Restrictions Compliance - Jackie Walker, Chair, stated that Restrictions are being enforced, and must continue to be, as the Board is charged to do so. She stated that with ownership of property in Snee Farm comes the Owners' responsibility to comply with the Restrictions to avoid violation letters/fines. She complimented Mr. Hart for his hard work in his role as Compliance Administrator. She encouraged everyone to contact them if need be, in advance, to clarify the rules, i.e., boats, signs, sheds, etc., to avoid being in violation. She noted that while it was not the goal to impose fines, the approx. amount collected since the last annual meeting was \$7,000 – down from last year's \$9,000. She reminded that anyone not pleased with an action by the RCC may request a hearing from the Board. She reviewed several examples of some of the violations as well as drew attention to items such as garbage receptacles, back-flow meters, propane tanks, and all A/C units including those in windows, that must be properly screened or concealed from view. Also, homeowners may not blow/wash yard debris into the curb, street, and street top drains which run to the drainage/lake system. Each homeowner must remove such debris from the street in front of their property for the same reason. With everyone doing their part and making small sacrifices there could be fewer violations/fines and we can keep Snee Farm a premier residential community.

Special Projects - Phil Siegrist reported on the status of resurveying the lakes. It is important that we know the boundaries for current management of the lake system as well as future needs. Pres. Walker thanked Phil for monitoring Town issues that affect Snee Farm by attending meetings and reporting to the Board. She further stated that other Board members also attend meetings to ensure that input be given, such as with the Whipple Rd. Project. The Board asked for consideration from the Town for a round-about vs. a traffic light, but the light signals were their decision primarily based on budget and delay in the project being implemented. However, she stressed the good accessibility of Town staff when communicating our needs or concerns. Recently the Planning Dept. notified her of a Web Site created for the Whipple Rd. Project which includes periodic updates. She will have a link to it added to our Site. She advised that the Town and SCE&G will be using Foundation common area north of Indigo Cut as a staging area for their equipment, conduit, etc., that will be used during a transmission line laying project.

Pres. Walker confirmed the outcome of the recent Public Hearing and negotiations with Mount Pleasant Water Works regarding their request for a Grant of Perpetual Easement (north of Indigo Cut) for underground lines and their maintenance, as well as their need to purchase a small portion of Common Area adjacent to their pump station south of Indigo Cut. The Foundation will be compensated \$7,700 & \$25,000 respectively in these transactions.

She also reported on George Ballester's discussions with the Town on the possibility of a sound wall relative to the impending widening of Hwy. 17 North adjacent to our Community properties; the Board will be monitoring the Project regarding any impact to Snee Farm. Also, she advised that the Board will soon be getting estimates to address the unsightly/unsafe chain link fencing on the Common Area along Whipple Road to Longpoint Rd. made more visible by SCE&G's recent trimming for the above ground power lines.

She also gave an update on the Country Club Project. Town Council approved the ordinance to amend the Neighborhood Three Land Use Plan Map of the Town of Mount Pleasant 2003 Comprehensive Plan to allow the Country Club Project to proceed by vote taken on September 11th. The Board has closely monitored the status of proposed project, has sought input from Foundation Members and has had ongoing communication with the Club owners and I'On. She stated that the Survey of members and every comment/concern were provided to the Town. The Board's Committee worked as the liaison with the Club & I'On to ensure that the concerns of the Community were heard/considered. The Club Owners and I'On have worked amicably with the Board toward a win-win result that has resulted in formal Memoranda of Understanding between each of them and the Foundation. She briefly reviewed some of the contents, noting that they were subject to the close of the sale of the seven acres to I'On. She read a recent letter to the Community from the Club's General Manager, Mike Ashton, in which he thanked the Community for their support of the clubhouse project. He also thanked the Board for the professionalism and honesty in dealing with the many issues that confront the community on a daily basis. He expressed the Club's hope that the relationship between the SFCF and SFCC will continue to grow as it has in the past two years since there are many issues that concern us both and the best results will come from our continued cooperation.. She addressed questions regarding the potential process of the residences coming under the Foundation and stated that it was intended not to be at any cost to the Foundation.

Maintenance - Jerry Barnett, Chair, advised that the Committee has worked to make Snee Farm a better place to live; he thanked Jim Kerr, Tom Franzone and especially his wife Diana for their hard work. The Committee has handled numerous projects including concrete, electrical, painting, etc., this year - he and Diana cleaned and painted every sign in Snee Farm, and then again with the new colors, as well as the 12 bird houses. He helped put the 265 carp in the Lakes which are eating the algae. The Lakes are looking better than in the recent past. He and Tom Franzone recently installed better lighting at the Hwy. 17 entrance lamp post to improve its visibility. He recently worked closely (for five weeks) with the various entities involved with the Whipple Road Project at Indigo Cut to restore the lighting. He will be overseeing resolving the fence problem at Whipple Road. His committee has worked approx. 611 hours since Jan. 2004 saving the community approx. \$100,000 to the homeowners.

Finance - Treasurer, Margaret Passailaigue, CPA, advised that when she joined the Board and became Treasurer in January 2005, the Foundation was \$160,000 in debt. We sought and received approval for a \$75 increase in annual dues and paid off the debt in March of 2006. The Foundation presently has \$105,000 in the Operating Account, \$26,000 in Accounts Receivables (late Assessments, late fees/interest, and 3 liens), and \$45,000 in an Emergency Fund. She collected \$700.00 in outstanding Assessments on the day of the Annual Meeting. If we do not have a hurricane this year, we should have a surplus which we can apply to our long-term plans. Some long-term projects we have adopted and begun include the Tree Care and the Lake System (Carp added). She commented on the Whipple Rd. fence situation that will require funds yet to be determined. She thanked the homeowners for their support and noted that suggestions are always welcome. President Walker noted that this is the first time in Snee Farm's history that the finances are computerized and completely transparent. Margaret can be contacted for copies. Financial information is not on the Web Site due to public access. She also reminded that as volunteer, Margaret is not paid. Without volunteer efforts, functions such as hers would require considerable funds be available to pay for the needed professional work.

President Walker thanked the Board for their hard work and personal sacrifice as volunteers during the year. She then thanked all other volunteers who helped the Foundation during this year and asked those in attendance to please stand and be recognized. She also recognized Mugsy Kerr for twenty-one hard working years of service to the Community. She advised that Jim Craven will be rotating off the Board

after serving six consecutive years (two Terms), and Phil Siegrist is completing his three-year term. She thanked them for their commitment.

ELECTION OF DIRECTORS – Pat Endel, Nominating & Election Committees Chair, thanked everyone for attending and participating, and commented on the election process. She thanked those who served on the Nominating and the Election Committees. She elaborated on the process to include that two Board Members must serve on the Nominating Committee as stipulated in the By-Laws. She also advised of the application/interview process to include eligibility certification, and a fair evaluation of the candidates based on their experience and qualities that would enhance the Board’s ability by contributing and working as a deliberative Board Member. It is also the responsibility of the Committee to select the candidates to be placed on the Ballot. The Committee voted unanimously on four candidates to be placed on the Ballot: Bob St. Onge, for the balance of the unexpired Term of Lawrence Frierson (1 year); Jerry Barnett, Dan Childress, and Chris Webb for the 3 three-year Terms. The Committee presented their report to the Board at the Board’s September meeting which was unanimously accepted.

She reviewed the process for nominations from the floor and then introduced the candidates placed on the Ballot by the Committee. Nominations were then received from the floor: P. Jayne nominated Francis Hutto for the unexpired Term (1year); seconded. M. Pommer nominated Peter Jayne for a 3 yr. Term; seconded. S. Myers nominated Elaine Bucholtz for a 3 yr. Term; seconded. F. Hutto nominated Susan Myers for a 3 yr. Term; seconded. All candidates nominated accepted the nominations. There being no other nominations from the floor, upon motion duly seconded, the members voted to close the nominations. Each candidate spoke briefly on their personal qualifications. Pat advised of certified, sealed County ballot boxes being used and asked the Members to proceed to vote and provide them to the Committee volunteers to place in the boxes.

She advised that the ballot counting would be done the following day at Regions Bank (IOP Connector) at 10:00 AM. Several Election Committee Members, and CPA’s would be part of the counting, verification and certification process. The results will be posted on the entrance signboards and Web Site. The Election was officially closed.

President Walker reiterated that the Board Members were easily accessible by phone, email, attending the monthly meetings, etc., and she encouraged respectful input. She stated that every owner who gave input would be heard, but not everyone could be pleased by the Board’s decisions as they work for the good of Snee Farm as a whole. It is a deliberative Board and those who serve must come with the understanding that you must be able to work together respectfully in doing the business for the Foundation.

Foundation Members Comments:

-George Ballester made references to Absentee Ballot numbers in criticizing various aspects of the Nominating Committee and Election process.

-Richard Foreman commented on the lack of Newsletters and when the next one would be sent. Pres. Walker confirmed the last one being August of ’06 - there were various circumstances that caused that to be the case; she advised that in the absence of a Newsletter, detailed minutes of all Director Meetings (which are open to the Members), and Member Meetings are available on the Web Site or by contacting Mugsy or a Board Member; the Monthly Financial Reports can’t be put on the Site because of it being public, but are available by contacting Mugsy or the Treasurer - or any Board Member can assist.

-Alta Boggess, a Garden Club member, shared her experience with a prior Board that would not let her remain at the meeting after she gave a report and stated that everyone is welcome at this Board’s meetings.

-Jon Tirpak complimented Pat Endel on a great job. On the subject of the Newsletter he offered that it was an opportunity to assist rather than complain. He further stated that for those who did not have a computer, the Library did and he would help get you there.

-Chris Blake expressed support of Pat’s statement “we are neighbors first” referencing the Nominating

Committee and Election process - she feels that the others were not at a disadvantage in running based on the various public campaign efforts she was aware of and the write-in spaces for this purpose on the Ballot. She was offended by wording on a flier (illegally put on mailboxes throughout the Community) in support of others running against the candidates selected by the Nominating Committee. To Pres. Walker's earlier comment regarding not being able to please everyone, she shared the saying "I don't know the formula for success, but I do know the formula for failure and that is to try to please everyone".

-David Fennell had not received mailings related to the Club Project, and felt there were not enough mailings and did not agree with the method/content of the Survey Card. Additionally, due to his work schedule/teenage children, he requested that the Monthly Board Meetings be changed to 7:00 PM in order that he/others be able to attend.

-Emilie Carey stated her belief that the Covenants require that a special/public meeting should have been held to discuss/vote on the Development. She stated that she and her husband had brought a suit against the Foundation and its President. She commented on the criteria for putting items on the Agenda and stated that the Board handpicked the four people for the Nominating Committee.

-Kevin Issac thanked the Board for taking us from \$160,000 in debt to the present positive status.

President Walker thanked the homeowners for their input which is always taken under advisement, and thanked everyone for attending the Meeting and reminded them to let us know if we can be of assistance.

J. Barnett moved to adjourn; seconded and carried - Adjourned at 9:20 PM.

Prepared By: Mugsy Kerr & Dottie Teetor

APPROVED on/or before November 1, 2007 by the Board of Directors.

Attested to By: **Dottie Teetor**
Secretary