

SNEE FARM COMMUNITY FOUNDATION
2008 Annual Meeting and Election
September 25, 2008 – Old Wando High School – 7:00 PM

MINUTES

Board Members Present: Jackie Walker, Jerry Barnett, Margaret Passailaigue, Dottie Teetor, Bob St.Onge, Chris Webb and Dan Childress. **Absent:** Dave Ardis and Michael Barrett.

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 7:08 PM. She thanked the homeowners for attending and directed their attention to the slide screen for announcements.

Welcome & Introduction: President Walker introduced and thanked Dorian Gleason for helping to complete and present the slide presentation. President Walker also introduced Rob Kerr, Legal Counsel for the Foundation's Board.

Guest Speakers:

Mr. P.O. Mead, ISA Certified Arborist, spoke briefly to the homeowners on the tree program and what has been accomplished this year. Phase II provided maintenance to 64 trees and all are responding well. The Grande Oak severely damaged by lightning in Aug. '07 is responding favorably to the extensive care we continue to provide. Phase III will begin Feb.-March of '09 and we hope to begin installing lightning rods to the valued trees to minimize damage.

Jan Ashcraft, Ashcraft Landscaping, thanked the Members for the opportunity to serve them and expressed their pleasure in doing so. She and her husband, Bob, greatly appreciate the courtesy given to them when they are working, and the respect they give the common property to include cleaning up after their pets. The fall planting of the flower beds will soon be done.

Progress Report: President Walker thanked the Board Members who have served with her since Sept., '04 for their commitment. She reminded of the poor financial status this Board inherited which required them to spend a great deal more time and effort than is typical for Directors. She reviewed some of their successes, including retiring the Foundation's old debt and eliminating the credit line, complying with and enforcing the Foundation's governance documents, taking a proactive approach to protect Community interests, observing fiscal responsibility and annual budgeting, creating emergency and capital funds, improving the quality of general maintenance, improving the common areas appearance, and committing to ongoing planning including long-range such as the tree care program. She thanked the homeowners for their support of the Board.

Committee Reports:

Security - Jerry Barnett reported for Michael Barrett. He gave a brief overview of some of the usual activity and issues that the Board and MPPD monitor and work to prevent. There has been a lot of activity between the Lakes on Casseque Province – mostly from young people, and some of a serious nature, such as drug paraphernalia, alcohol and related trash, graffiti (some very offensive), etc. He showed a chart that illustrated some of the issues which typically spike during the summer and holidays, such as vehicle theft and break-ins, home break-ins, and theft from garages left open – the MPPD warns “Lock it or Loose it”. Speeding is a daily problem – our own residents being the most frequent offenders; damage also occurs from vehicles that we must pay to repair or replace when the offenders are not apprehended. School buses also contribute to the speeding problem and should be reported. He reminded the homeowners to “community watch” and immediately report any suspicious or unlawful activity to the MPPD.

Landscaping - Dottie Teetor, reported for David Ardis, Chair. She advised that Dave was in the process of retiring and relocating, and thanked him for his years of serving on the Board - in particular for his talent and time toward landscape beautification. A great deal of progress has occurred during his term. She reported on various landscape projects completed this year including the rotational azalea pruning at the Parkway and New Charlestowne, and the work in progress at Liberty Circle which is subject to funds available causing it to be slower than we would like. She added to Mr. Mead's comments regarding the damaged Oak and the extensive amount of work needed to help it survive, and the tree program. We are experiencing theft of plants and flowers

from our entrances which cost the Foundation additional expense. Disrespect of our lakes in discarding trash is harmful to the wildlife - and detracts from a quality appearance when thrown in our streets and common areas. She thanked the Garden Club for their contributions toward the purchase of benches.

Architectural Control - Bob St. Onge, Chair, reported 112 submissions this year – 13% of homeowners made improvements to their homes. He commented on the topic of sheds and the quality that is necessary for approval. The *Request for ACC Approval* form can be downloaded from the Web Site. He thanked the homeowners for their cooperation with the process, and making quality improvements to their properties. He thanked his Committee for their good work in assisting the homeowners processing their requests in a timely manner. Please call anyone on the committee if assistance is needed.

Restrictions - Jackie Walker, Chair, acknowledged Michael Hart, Compliance Administrator, for his extensive work. She reviewed some of the more common issues and misunderstandings. She encouraged homeowners to call in advance of making decisions to avoid being in violation as most do not require warning. She was pleased to report that each year, the number of violations decrease - compared to this Board's first year of enforcement, the fines collected for the same period this year are approx. half the amount. She encouraged homeowners to visit the Web Site and read the Newsletter for clarification on some of the more common Restrictions issues and the proper remedy. She thanked the homeowners for self-compliance, and their understanding and cooperation when letters are sent and fines must be issued.

Maintenance - Jerry Barnett, Chair, thanked his committee for their hard work and assistance: Tom Franzone, and especially his wife Diana Barnett; as well, neighbor & friend, Jim Kerr who passed away this year and will be sorely missed. This Committee has performed a long list of tasks since it began in 2004 working approx. 850 hours for a savings to the Foundation of approx. \$90,000. Committee work included painting all entrance signs, forming pads and installing the new benches in the common areas - and relocating the old benches to the islands in the Gardens, new electrical and lighting projects, various repairs due to vandalism, etc., Community owned lighting bulb and fixture replacement, overseeing lake maintenance including carp added, removal and replacement of several Martin houses.

President Walker thanked the Ashcrafts for the beautiful landscape and wildlife photos that were used in the slide presentation. She also encouraged everyone to support the Garden Club fund raising projects that benefit our beautification projects.

Finance - Treasurer, Margaret Passailaigue, CPA, advised that when she joined the Board and became Treasurer in January 2005; the Foundation was dependent on a credit line, had \$5.00 in the Operating Account and \$165,000 in debt. Presently, we have \$110,000 in the Operating Account, \$90,000 in an Emergency Fund and a \$10,000 CD for Capital improvements. She thanked the homeowners for their support, and the Board and her Committee members for their help and hard work.

Election of Directors:

Pat Endel, Nominating & Election Committees Chair, thanked everyone for attending and participating. She commented on the Election process, and thanked those who served on the Nominating and Election Committees.

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.

There are three 3 yr. terms up for election. The Nominating Committee interviewed all three candidates who applied and voted unanimously that all three be placed on the ballot: Bob St. Onge, Thad "Buddy" Goodson, and Paul Meierer.

She then asked for nominations from the floor. None were made, and upon motion duly seconded the members voted to close the nominations. The candidates spoke briefly on their personal qualifications.

Pat explained the use of certified sealed County ballot boxes and asked the members to proceed to cast their votes and provide them to the Committee volunteers to place in the boxes. She declared the Election closed; the members seconded and closed the Election. She advised that the results will be posted on the entrance signboards and Web Site.

Pat announced the 2008-09 Nominating Committee: Pat Endel, Chair; Dottie Teetor, Jerry Barnett (Margaret Passailaigue, Alternate), Rosemarie Baker, Jim Ball, Kaarman Richburg, and Susan Radley. President Walker thanked Pat, and the Nominating and Election Committee volunteers for their time and doing a fine job.

Other information of Interest - Board:

Hwy. 17 Widening Project – Buffer/Sound Wall? The Town is hosting an informational drop-in at Laing Middle School, October 21, 2008, 5:00-7:00 PM. It is important that we show our concern as a Community regarding the noise/view issues that already plague the approx. 33 properties adjacent to the highway, which will likely come closer and further negatively impact the living environment for those residents as well as others in the area. What negatively impacts one area of our Community affects us as a whole. Please attend and/or write Town Counsel to encourage them to do whatever must be done to buffer/sound-wall that area. Residents George Ballester (971-9818) & Ken Anderson (884-5526) are active in this cause and will appreciate your participation and support.

Whipple Rd. Widening Project - Traffic signals at Indigo Cut are going in this week; and the road project is projected to be complete by the end of this year – go to www.whipleroadconstruction.com for updates.

Country Club Project – No update since the recent Newsletter.

New Trash Collection Procedure was reviewed; detail can be found on the Foundation Web Site.

Legal - Rob Kerr, Legal Counsel advised of working with the Board as needed over the past two-plus years on a variety of issues including covenant and governance issues, and some litigation. He observed that this Board pays great attention to detail, and has the best interest of the Community in mind at all times. He reminded the residents that, under the Governance Documents, the Board manages the affairs of the Foundation – it's a big job; you see here tonight all they do as unpaid volunteers saving you money – it takes a lot of time and does not come without some scrapes and bruises.

He stated that, while it is the policy of this Board not to comment on pending litigation, the litigation that was initiated in June, '07 by two residents had recently hit a milestone, and summarized the status of the case.

The lawsuit was brought against the Foundation and one Board Officer. This Board maintains insurance to protect the Foundation, including Directors and Officers. The nature of the allegations warranted the insurance company assigning a law firm to defend the Foundation and its Director. Mr. Kerr's firm did not represent the Foundation or the Officer in this matter.

The two residents initially did not have legal representation; however, later obtained counsel who, in Feb, '08 filed an amended complaint with allegations such of breach of fiduciary duty, gross negligence and sought various remedies including removal of the President, setting aside last year's election, seeking attorney fees, and asking for an order directing the Foundation to comply with the By-Laws and other governance documents.

Ultimately, both sides filed motions for summary judgment. When the motion was scheduled for a hearing both attorneys agreed to argue the case as a matter of law. The motions were heard on July 23rd. The Plaintiff's attorney abandoned every claim other than the claim that the '07 Election was tainted. The Court disagreed with the Plaintiff's position and entered an Order granting the Foundation's motion for summary judgment, dated Aug. 22nd and filed on Sept. 10th.

President Walker advised of information available at the Registration area regarding:

Charleston County's Alert Program that will contact residents with emergency information if they register to be contacted – This information will also be available on the Web Site or you can go to <http://alert.charlestoncounty.org>

"Protecting Our Clean Air" Presentation – Hosted by the Coastal Conservation League, (alexnd@scccl.org 725-1290) at Snee Farm Country Club, Oct. 6th, 6:00-7:00 PM. Learn about plans for further port expansion, air quality for downwind communities and what we can do to help protect our clean air.

Newsletter – Editor, Chris Webb noted that they had not received many responses to the Community Activity Questionnaire portion of the Newsletter but feels it will improve over time and encouraged feedback from the homeowners. He thanked the Board Members for their contribution and assistance with the Newsletter. President Walker thanked Chris and Celeste for their work in producing good Newsletters this year.

President Walker recognized Mugsy Kerr for her 22 years of commitment and service to the Community.

She acknowledged volunteers in attendance, thanking them as well as others who worked with the Board during the past four years.

She recognized Dave Ardis' four years of service to the Community. His term is now complete and he is soon retiring to North Carolina. We owe him special thanks for wakening the Community to the serious need for proper care of the trees, especially the Grande Oaks, and his revitalizing landscape beautification.

She thanked the Board Members for their commitment and hard work during her four years of service as President. She offered her support of their ongoing work in whatever manner she could be of assistance. She stated that despite the many challenges along the way, including Chairing Restrictions, it had been a pleasure serving the Community and appreciated the support given her by the residents.

Foundation Members Comments:

- Joe Myers asked the Board to consider moving the Foundation Members Comments section of the Directors' regular monthly meetings to the beginning of the Agenda rather than last.

-Jim Ball would like Snee Farm to consider a Transfer Fee – this is being done in many communities and provides needed revenue and helps to keep Assessments to a minimum.

President Walker thanked the homeowners for their input, and stated that it is always taken under advisement, and reminded that the Directors were very accessible, typically on a daily basis, to hear their comments.

J. Barnett moved to adjourn; seconded and carried – Adjourned at 8:45 PM.

Prepared by Mugsy Kerr & Dottie Teetor

APPROVED by the Board of Directors on/or before November 2, 2008.

Attested to By: **Dottie Teetor**
Secretary