

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
August 2, 2005 - Snee Farm Country Club - 5:30 PM
Minutes

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

Others Present:

Administrative Assistant: Mugsy Kerr

Committee Members: Marty Boroughs, Diana Barnett, Dottie Teetor, Bob Spears

Other Foundation Members: Six Total

Restrictions Compliance Administrator: Mike Hart

Guests: None

CALL TO ORDER:

President Walker called the meeting to order.

Standing Announcements were reviewed.

Minutes Approval:

P. Siegrist Motioned to Approve the July 5, 2005 Minutes; Seconded, Motion Carried 7-0.

President's Time:

J. Walker provided copies to the Board:

1) Mr. Woody's letter for SFCC of July 13, 2005 confirming the Owner's commitment of a sixty (60) day period, for the Board to provide the Clubhouse Project Plans to the Community, prior to submission to the Town Planning Commission for rezoning approval.

2) Dwayne Green's letter of July 7, 2005 regarding status of the B. Allen vs. SFCF lawsuit; 3) Letter from SC Dept. of Natural Resources regarding nuisance alligator handling.

Committee Reports:

FINANCE

-M. Passailaigue, CPA, Treasurer, presented her report. She advised of no response from about thirty-five homeowners who were delinquent on their 2005 assessment in spite of registered letters sent - two of those have not paid their 2004 assessments also. Toward the end of August, if not received, she will proceed with the Small Claims Court process. Not having received the outstanding assessments, she had to make a draw on the credit line today in the amt. of \$10,000 for normal expenses through the end of the month if we do not collect the assessments; she estimates that we should have approx. \$50,000-\$60,000 outstanding on the credit line by the end of the year.

-She shared that notices were received from Mt. Pleasant WaterWorks and SCE&G advising of future rate increases of approx. five percent (5%).

L. Frierson Moved to Accept the Finance Report; Accepted 7-0.

MAINTENANCE

-Chairman Barnett reported on a homeowner advising of his seeing a vehicle driving the wrong way at the Main Circle, probably due to difficulty seeing the signs' "one way" direction. He and Diana promptly painted the signs including the white night glow paint.

-Mr. Barnett also reminded the Board of the need to provide for funds in the new budget to paint numerous signs throughout the Community.

-J. Barnett advised of his borrowing a resident's boat to (with the help of resident, Donna Bell and her son, Brice) go onto the lake at Casseque to remove the dead limbs of the fallen tree trunk now providing turtle and fish habitat; adjacent homeowners were very pleased that this was done rather than the tree being removed.

-YTD, his Maintenance Team had worked some 151 hours throughout Snee Farm saving the Foundation an estimated \$15,800. He noted previous contractor bill amounts he felt were excessive in comparison to repairs that his Team had accomplished; using contractor calculations, he felt that the Team's actual savings to the Community would be double his Team's estimated savings.

L. Frierson Moved to Accept the Maintenance Report; Accepted 7-0.

GARDEN & BEAUTIFICATION

Chairman Ardis reported that the lighting for the Garden Way Island Project was now complete after having to wait a lengthy period of time on the contractor to schedule the work.

During the coming month he felt that the soil and iron trellis would be added, and possibly the irrigation installation started. Pending funds, a Spring planting may be best.

-Commented on the good health/appearance of all entrance flower beds; in particular spoke of the improvement to the Parkway entrance and appreciation expressed by homeowners.

P. Siegrist Moved To Accept the Garden & Beautification Report; Accepted 7-0.

SECURITY

In Chairman Craven's absence there was no report provided; J. Barnett shared that speeding continues to be a problem. President Walker asked if Mr. Barnett knew of any results from her request to Mr. Craven by earlier email to query the Police Dept. as to what might be done to increase their presence due to the various security issues; Mr. Barnett was not advised by Mr. Craven of any such information.

-She also asked if there might be any update on Mr. Craven's looking into Private Security options and costs; Mr. Barnett noted that nothing had been confirmed by him at this time.

-P. Siegrist expressed concern about the recent multiple auto burglaries and thefts that had occurred in the Longpoint Road areas near to Snee Farm; suggested reminders in print to the homeowners to lock cars and keep garage doors closed.

ARCHITECTURAL CONTROL

L. Frierson, Chair, remarked that E. Carey's suggestion for the signboard re. ACC approval had been successful in generating contacts for tree removal approval.

-In general he had not seen any summer slow down on approval requests throughout Snee Farm; Mr. Frierson was very pleased at the level of interest and quality that homeowners were putting into their improvements; he is receiving favorable remarks from homeowners for the ACC

(Architectural Control Report Continued)

process, and appreciation for those performing the duties based on the assistance to them individually as well as recognizing the overall benefit to the Community.

E. Carey Moved To Accept the Architectural Control Report; Accepted 7-0.

RESTRICTIONS COMPLIANCE

M. Hart, Compliance Administrator, reviewed various aspects of his rounds including extra visits to ensure that no garage sale or real estate signs are allowed in the Common Areas - 22 hrs. spent for that purpose. Considerable time is spent in the assistance of billing for fines and noted that in cases where homes were on the market, close monitoring is done to ensure that fines are collected to include placement of liens if need be -18 hours; Issuance of violations notices - 25 hours; Responding to homeowner complaints or concerns – 4 hours - Return phone calls from homeowners are mostly handled between 7:00-9:00 PM; 7 hours. These calculations do not include J. Walker's time in personal contact with homeowners, follow-up and assistance to Mr. Hart, etc. Presently, there are two small claims cases and one lien pending.

P. Siegrist Moved to Accept the Restrictions Compliance Report; Accepted 7-0.

SPECIAL PROJECTS

Chairman Frierson advised of no significant developments with any previously reported Town issues. From a recent Town Planning Committee meeting, of interest is a property adjacent to our front entrance, formerly a Presbyterian Church, that will be redeveloped according to some type of office rezoning.

-Mr. Frierson also mentioned the proposed new East Cooper Reg. Med. Ctr. at a location off of Von Kolnitz nearer to I-526 and adjacent to Mathis Ferry Road. In the absence of more specifics regarding access/traffic flow, he suggested that any individuals interested or having concerns, to watch for news/Town updates in order to express opinion to the Town. Brief discussion was held by the Board regarding the pending DHEC approval ECRMC has applied for and lack of definitive infrastructure information at this time.

J. Barnett Moved to Accept the Special Projects Report, Accepted 7-0.

OTHER REPORTS OR INFORMATION

Legal Matters - President Walker briefly summarized the letter distributed regarding the B. Allen action and clarified that SFCF was having to continue to retain legal council due to an impending hearing; stated that the contents of Mr. Green's letter were favorable to Snee Farm's defense.

-She also mentioned the criteria that would need be met at the Annual Meeting if a dues increase were to be approved – two-thirds of a quorum as detailed in the ADAR. It is her preliminary understanding, however, that any new fee that is not specifically addressed in the ADAR, i.e., a possible real estate transfer fee, would require a two-thirds vote of the entire Foundation; she is checking with legal counsel to confirm in the event that the Board plans it to be part of the financial planning proposal for the Annual Meeting.

Administrative Assistant – M. Kerr advised the Newsletter would be coming out soon.

(Other Reports or Information Continued)

-President Walker asked if any Committee had special equipment needs for the A. Mtg. and discussion was held regarding a projector, computer, microphone, etc. to which M. Barrett and J. Barnett offered assistance; also better set-up than last year is necessary and will be done with assistance from Leo Russo at the Waterworks Dept.

Web Site – J. Walker reminded everyone to review and provide input or changes as needed. L. Frierson advised of his being approached by a homeowner(s) regarding the possibility of our web site having a link to the SC site for the sexual offender list information. Discussion was held by the Board as to this being necessary since the State site was easily accessible.

L. Frierson Made a Motion to Approve the Addition of Such a Link on Our Web Site; No Second, Motion Failed.

Sign Boards

Pres. Walker advised that in addition to the previously announced volunteers that would handle the Signboards, Susan Myers offered to take responsibility for the Whipple Road location. J. Walker reminded that the signboards would soon be used for information regarding the Annual Meeting. Meanwhile, it was agreed the ACC wording remain.

Board Unfinished Business

Alligators In Lakes – President Walker informed the Board, based on the permit efforts she had completed, of the State’s policy regarding the Board’s authority to dispose of nuisance alligators; this permit must be renewed on an calendar basis (Nov.) and she and Mugsy are presently the authorized persons to handle the approval for disposal that must be done at the Foundation’s expense; she pointed out that the State did not encourage disposal unless necessary due to size, numbers, or behavior that presented problems. After discussion, it was agreed that the Board would follow the general guidelines of the State as detailed in their written information provided. Recently, J. Walker, L. Frierson & J. Barnett met with Ely Brooks to evaluate the current signage at the lake(s) to update and include the “beware-alligator” wording that need be done while not increasing the number of signs; discussion was held that confirmed that the present “no trespassing” signs were not appropriate regarding access for homeowners to which they are entitled.

July 12, 2005 Board Special Meeting Minutes – President Walker advised that the draft of the minutes was extensive due to the numerous pages of dialogue. Since the tape documents the information, if needed to review, time permitting she will prepare a condensed notes summary.

ANNUAL MEETING ELECTION – As requested by Pres. Walker of P. Siegrist to meet with L. Frierson and M. Boroughs to review all aspects of Annual Meeting and Election criteria to determine planning needed, he advised that, consistent with this Board’s intent to establish policies, they have determined what they believe, based on various resources and experience, to be policies to recommend for Board approval that will work now and in the future:

-Based on the Prior Board failing to do what should have been done last year to appoint this year’s Nominating Committee according to the By-laws, this Board must now do so.

(Unfinished Board Business - Annual Meeting Election Process)

Mr. Frierson Motioned to Appoint The 2005 Annual Meeting Nominating Committee of P. Siegrist, Chair, Jim Craven, and Marty Boroughs; Seconded, (After discussion when Mr. Siegrist confirmed J. Craven's agreement to serve, and answers were provided to E. Carey's questioning the remark regarding the prior Board not having created the 2005 Committee, President Walker called for the vote), Motion Passed 7-0.

Nominating Committee For The Snee Farm Community Foundation (Proposed Policy):

-Mr. Frierson then asked Mr. Siegrist, as the new Chair of the Committee, to proceed with this Proposed Policy handout.

-Prior to asking for approval of that policy, Mr. Siegrist briefly reviewed the Board Member Application, and advised any volunteers and the incumbents planning to run to complete it no later than Sept. 5th. The Application is available from the Adm. Asst. and the Web Site.

-P. Siegrist stated that anyone interested in serving be aware that a considerable amount of time and effort is needed to do so, and they must be in good standing with the Foundation to be put on the ballot. He also referenced the contentious accusations of illegal ballot handling last year that, in fact, was not so. To avoid future criticism, a point of control for absentee ballots is necessary.

Mr. Siegrist Motioned to Accept the "Nominating Committee for The SFCF" Policy for The Annual Meeting Election As Stated in the Handout Provided; Seconded, Motion Carried 7-0.

Balloting (Election) Committee Snee Farm Community Foundation (Proposed Policy):

After reviewing the Proposed Policy handout:

Mr. Frierson Motioned to Accept The "Balloting (Election) Committee SFCF" Policy for the Annual Meeting Election As Stated in the Handout Provided; Seconded, Motion Carried 7-0.

-Mr. Frierson advised that we now need to appoint an Election Committee and, prior to making a formal recommendation, asked E. Carey if she would Chair that Committee due to her experience and successful execution of the responsibility last year, to which she replied her agreement to do so again.

L. Frierson Motioned to Appoint the 2005 Annual Meeting Balloting (Election) Committee of E. Carey, Chair, and Marty Boroughs; Seconded, Motion Carried 7-0.

Guidelines For Administering Absentee Ballots For Snee Farm Community Foundation (Proposed Policy):

L. Frierson clarified that the proposed policy, as P. Siegrist referenced earlier regarding a control point for the Absentee Ballot, would be our Adm. Asst. For that reason, it can not be on the Internet for downloading; they will be available from M. Kerr after the Sept. Reg. Board Meeting as soon as printed.

-After reviewing the information in the Proposed Policy handout, P. Siegrist advised that ballots would be automatically mailed to the non-resident owners.

L. Frierson Motioned to Accept The "Guidelines For Administering Absentee Ballots For SFCF" Policy for the Annual Meeting Election as Stated in the Handout Provided, Until They Are Modified or Rescinded by a Majority Vote of A Future Board; Seconded, Motion Carried 7-0.

Board New Business

As the result of a homeowner's concern regarding sales solicitation in the Community, P. Siegrist contacted the Town and learned that a "Peddler's License" was required by a Town Ordinance.

Foundation Members Concerns

-M. Barrett, 1170 Chersonese Round – Shared thoughts on Annual Meeting Information for the Web Site and in the Newsletter.

***L. Frierson Motion to Adjourn; Seconded, Motion Carried 7-0.
Meeting Adjourned at 6:45 PM***

Minutes Approved On September 6, 2005 At The Board of Directors Regular Monthly Meeting.

Attested To By: **Jackie Walker**
President, Secretary