

Snee Farm Community Foundation  
Board of Directors Regular Monthly Meeting  
June 2, 2009 – Snee Farm Country Club – 5:30 PM

## **Minutes**

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

**Others Present:**

Committee Members: Rosemarie Baker

Other Foundation Members: 3 Other Properties Represented

Non-Foundation Members: None

Restrictions Compliance Administrator: Michael Hart

**INVITED GUESTS:** Carmichael Company – Rob Carmichael, Owner

Mr. Carmichael, whose company was recently contracted to do the Lakes Management, provided the Board information on the status of the Lakes and answered various questions. Discussion was held on the issues of aeration, and shallow depth of the lakes - the result of years of erosion/silting from various internal & off-site sources including Hwy. 17 run-off and the Town's stormwater system. Professional evaluation/planning is needed – funding must be available in advance of doing so, and considerable funding will be needed to remedy the problem.

**MINUTES APPROVAL:** - *J. Barnett motioned to approve the May 5, 2009 Reg. Mo. Min; seconded, carried 7-0.*

**PRESIDENT'S TIME:** Pres. Walker confirmed, following communication from the Board, everyone's agreement to move the July meeting from the first Tuesday of the Month to the second Tuesday (14<sup>th</sup>).

**STANDING COMMITTEE REPORTS:**

**Restrictions**

M. Hart, Compliance Administrator, advised that approx. 59 letters were sent – approx. 74 hours spent on this work. The growing season causes more effort toward lawn maintenance issues. He also assists the Chair in vacant/foreclosure situations when needed in the work she does as President monitoring the properties. She gave a brief overview to the Board as to the importance of monitoring these properties, and timing in making decisions regarding appearance/nuisance issues – communicating with legal counsel, owners, agents or banks to accomplish acceptable conditions in the interim of sale to a new owner or foreclosure sale, including use of “right-of-entry” if needed, relative to recovery of funds (Assessments/fines) owed the Foundation, or spent by it in the interim. Margaret also assists in this effort by monitoring the County public records. ***Report accepted.***

**Finance**

Treasurer Passailaigue, CPA, noted that the Balance Sheet/P&L/Cash Flow report covers January thru April – the check register provides the activity detail for each of those months. She expounded on Pres. Walker's reporting the efforts needed to collect Foundation funds - of interest, she pointed out that in the proposal from one of the property management companies, they claimed having only a 10% bad debt write-off a year – if that was applicable to our operating budget (just over \$300,000 this year) it would be approx. \$30,000! – This Board's management kept our bad debt write-off to a minimum at about \$800.00 for four years! With reference to comments about the Lakes issue, she pointed out that a \$300,000 operating budget is not a lot when you consider that it includes the care of 43 acres, and only basic maintenance for the Lakes which consist of about half of that acreage. This is the first month of transition to property management and things are going well...we are in good hands. D. Rogers reported that check writing is now computerized. There was brief discussion about collections and monthly invoicing that will be done by A-Plus which will produce quicker results including by legal assistance as needed. ***Report accepted.***

**Maintenance**

Chair Barnett reported: 1. Replaced two bulbs in the entrance fixtures at New Charlestowne – on Governors Rd. & one on Loyalist Lane. He is going to look into finding a bulb at a lower cost that will provide the needed amount of light with longer life than what we have been using. 2. Completed the painting of the landscape lighting poles, and re-working the electrical lines to the lamp post at the Hwy. 17 entrance front island for a better appearance in conjunction with the new landscaping. 3. With Pres. Walker, he met with the SCE&G representative about the Whipple/Longpoint Rds. common property easement problems we have been experiencing. Tomorrow, She and P. Meierer will be meeting SCE&G and provide more information as it

develops. Seven hours were logged for May saving the Foundation approx. \$700.00. **Report accepted.**

### **Landscape**

Chair Teetor reported on the same problem with theft of plant material. This time it was at the Hwy. 17 entrance – last year it was at multiple entrances. This is very frustrating as we can't always replace it – if we can, it may not be the same size. Other scheduled landscape projects will begin following Budget approval. **Report accepted.**

### **Security**

Co-Chair M. Barrett advised of May being a quieter month. 1. Theft of a lawnmower was reported on Windsome Place – suspect was arrested. 2. J. Barnett reported a more serious incident - he noticed suspicious activity late morning at the Casseque Lakes area...a vehicle, 3 teenagers (2 males, 1 female). He continued to monitor – when only the car remained, he contacted the MPPD. The officers found them back in the brush/tree area – using and/or possession of alcohol/drugs and related debris. All were from Moncks Corner – an arrest warrant was out on one. They were hand-cuffed, taken away, and the vehicle towed. J. Barnett also observed an individual in a parked truck on Chersonese – it moved/parked on Moss Bluff – he questioned the individual as to his purpose here and got a disrespectful response. He provided the MPPD description of the person/vehicle & tag no.; he has not heard back from the Dept. as to their findings. Considering the break-in history earlier this year, special attention is encouraged when leaving home (see prior monthly reports for tips). Also, children and their guests should be supervised to avoid trespass, vandalism, etc., which will result in parent responsibility to include funds to remedy. **Report accepted.** Pres. Walker highly commended Mr. Barnett for his continual diligence in Community watch and expressed hopes that others do the same.

**Architectural Control** - No Report

### **OTHER REPORTS OR INFORMATION:**

**Hwy. 17 Widening Project** – Pres. Walker advised of her efforts, with D. Teetor's assistance, to prepare a mailing list for the residents whose properties abut the Hwy., and others who are near, most seriously impacted - timing of the mailing will be when we are advised of the next hearing date to make it crystal clear on the importance of their participation in this noise barrier effort for it to be taken seriously by the authority(s) making the decision.

**UNFINISHED BUSINESS:** None

### **NEW BUSINESS (Board):**

-Treasurer Passailaigue commented about the sizeable amount of money that will be needed to address/remedy the Lakes. It has taken us four-plus years via moderate Assessment increases and commitment/hard work of Board members to be in a positive cash flow position with reserves that are still not sufficient. Pres. Walker stressed the need for planning in the near future regarding the Lakes matter – it is doubtful that owners would like to write sizeable checks to share the cost of such a project.

***-Treasurer Passailaigue motioned to approve the 2009 Budget as presented; seconded, carried 7-0.***

-President Walker advised of a very generous gift of \$500 from one of our residents, Mr. Joe Hook of Planters Curve, in appreciation of the Board's commitment and efforts toward landscape beautification. It was confirmed this evening that Mr. Hook planned to provide additional funds. He also praised the Ashcrafts for their hard work and talent in doing a fine job. These funds will be used to purchase additional artisan stone cast park benches. She expressed gratitude to Mr. Hook for his appreciation to the Board and the Ashcrafts, and generosity that would provide the benches that could be enjoyed by all.

### **NEW BUSINESS (Foundation Members Comments):**

No input or comments provided for future consideration.

***D. Teetor motioned to adjourn the meeting; seconded, carried – Adjourned at 7:00 PM***

Prepared by Dottie Teetor

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

Attested To By: **Dottie Teetor**  
Secretary