

Minutes

Board Members Present: Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Jerry Barnett, Dave Ardis, Dottie Teetor, Michael Barrett, Phil Siegrist, Jim Craven.*

Others Present:

Administrative Asst.: Mugsy Kerr

Committee Members: D. Barnett

Other Foundation Members: 9 Total

Restrictions Compliance Administrator: Mike Hart

CALL TO ORDER:

-President Walker called the meeting to order.

-Standing Announcements were reviewed.

-Marty Boroughs thanked the homeowners for their good decorum during meetings.

INVITED GUESTS: None

PRESIDENT'S TIME: No Information

MINUTES APPROVAL:

J. Barnett Motioned to Approve the April 4, 2006 Minutes; Seconded, Approved 7-0.

COMMITTEE REPORTS:

Restrictions

M. Hart, Compliance Administrator, reported 25 letters sent for restriction violations in April. Last month's efforts to collect several outstanding fines were successful resulting in funds of approx. \$1,000. received. Over 50 hours were spent on Restrictions Compliance.

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

Finance

Treasurer, M. Passailaigue, CPA, advised receipt of 60 late Assessments - 45 are still outstanding; she will proceed with certified mailings - after 30 days, will file small claims for any unpaid.

D. Teetor Moved to Accept the Finance Report; Accepted 7-0.

Maintenance

Chairman Barnett reported that approval was given to Ely Brooks on March 8 to begin the repairs as needed, and painting of all SFCF street signs as he bid the job. He also advised that Old Time Fence Co. completed the repair needed behind Treasure Cove on April 20. The Barnetts cloroxed/cleaned all the State road signs (6 hrs). They also painted the 5 entrance signs with the new color (38 hrs). Jerry contacted the Town re. 8 stop signs and 3 speed limit signs - they will repair all but two that will be replaced. The Maint. Team worked 88 hrs. in April, saving an estimated \$4,400 – Worked a total of 144 hours since Jan., 06, saving an estimated \$7,200.

M. Barrett Moved to Accept the Maintenance Report; Accepted 7-0.

Garden & Beautification

Chairman Ardis reported the Garden Way Island project is almost complete. Planting the old bed at Plantation Circle is in progress, and he will soon be planting a new bed there also. Tommy Boals will soon begin the contracted tree work along the main entrance Parkway

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

Architectural Control

Chairman Frierson had 16 submissions in April; 15 approved, 1 disapproved (it was completed prior to being submitted for approval).

J. Barnett Moved To Accept the Architectural Control Report; Accepted 7-0.

Special Projects

-J. Walker shared information on the Whipple Rd. widening project from the recent public hearing; the Town is proposing 3 lanes, no traffic light; the Board followed up with a letter expressing concerns and asked for more information incl. details on a roundabout which was discussed at the hearing.

-Chairman Frierson advised that the Town received funding for the Wetlands Restoration Project which is part of the storm water/Hwy.17 run-off management. This approx. 2 yr. project (along the Golf Course Hole #3) will start in the fall.

-He also advised of the Town Planning Commission meeting concerning the proposed CR-O zoning ordinance pertaining to Golf Course recreational facilities; approx. 300 were in attendance. The Commission voted unanimously to send this to the Planning Committee of Council; if approved it will go to Town Council May 9th for first reading. M. Passailaigue urged all members to e-mail Council regarding this important matter.

D. Teetor Moved to Accept the Special Projects Report; Accepted 7-0.

Security

J. Barnett advised speeding continues to be a problem in Snee Farm.

*Chairman Craven arrived at this time. He continued the report with details from his contact with the Police regarding a racing/reckless driving episode that involved juveniles (incl. residents) in the Royalist Rd./Planters Curve/Liberty Circle area. The police visited a home to handle the matter. J. Barnett will talk with P. Mullings about him possibly helping to get copies of Police reports.

P. Siegrist Moved to Accept the Security Report; Accepted 8-0.

OTHER REPORTS OR INFORMATION:

Legal Matters – No report

Administrative Assistant - M. Kerr reported normal business including problems with attorneys closing sales (communication/fees due). We are waiting on DSL availability for our data base work.

Web Site - J. Walker asked the Board to review the website and give her any new information.

Sign Boards – Dottie's committee will change the signboards to include the new recycle day being Thursday, effective May 11. _

BOARD UNFINISHED BUSINESS:

-J. Walker advised receipt of the \$1,500 compensation from BellSouth for the Easement access they need to their equipment at Parkway; she is awaiting the recorded Agreement.

-L. Frierson advised of the Committee's work regarding research of comparative fees and preparation of a SFCF standard Common Areas general Maintenance contract. They had determined that the Ashcraft bid was well within the competitive range and noted the long standing relationship and consistent good quality service they have provided. Discussion was held as to various aspects of the contract and the remaining preparation process to include possible review by Counsel if needed, and the need for the contract to be in place by May 31, 2006.

P. Siegrist Motioned that the Committee proceed with completion of the Contract terms; Seconded, Approved 8-0.

M. Barrett Motioned that the Maintenance Contract run from August 1, 06 to Oct. 31, 2008; Seconded, Approved 8-0.

L. Frierson Motioned to first offer the Contract to Ashcraft; Seconded, Approved 7-1 (J. Barnett abstained).

NEW BUSINESS – Board:

-M. Passailaigue shared that we should receive the Mortgage (debt) satisfaction documentation in approx. 30 days; she suggested having a Mortgage burning party.

-J. Barnett advised that he met with Ely Brooks to obtain an estimate for painting the Gardens SFCF street signs. They determined that all seven signs had deteriorated and need to be replaced. To replace them with the style used elsewhere in Snee Farm, incl. painting & installation, would run approx. \$1,500. They also determined that the 6 wood stop signs were in need of replacement; because SFCF originally elected to install the wood type, the Town is not responsible for them. Jerry and Ely feel that it would be best to replace them with the typical metal road signs that are used throughout Snee Farm, at an approx. cost of \$45 each rather than the higher cost of the wood; also, the Town would take responsibility for the metal signs thereafter. Jerry will get exact costs on the above, including wood road signs, prior to the next Board Meeting.

NEW BUSINESS – Foundation Members Concerns:

D. Shuler – commented on the trash out at the Villas on Farm Qtr. various days of the week rather than the same schedule as required in the SFCF Restrictions, and the unsightliness of the situation.

S. Dearborn – suggested considering HOA financial assessment type contribution to Country Club to help preserve viability.

B. Sturm – addressed resident participation at upcoming Town meeting and suggested notice mailings, etc.

J. Craven Motioned to Adjourn Meeting at 7:25 PM; Seconded, Motion Carried 8-0.

Prepared By: Mugsy Kerr

APPROVED on June 6, 2006 at the Board of Directors Regular Monthly Meeting.

Attested To By: *Dottie Tector*
Secretary