

Snee Farm Community Foundation  
Board of Directors Regular Monthly Meeting  
May 3, 2005 - Snee Farm Country Club - 5:30 PM  
**Minutes**

**Board Members Present:** Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Jerry Barnett, Evelyn Hutto and Phil Siegrist.

**Absent:** Emilie Carey, Jim Craven and Dave Ardis

**Others Present:**

Restrictions Compliance Administrator: Mike Hart

Committee Members: Marty Boroughs, Michael Barrett, Francis Hutto, Bob Spears

Guests: None

Administrative Assistant: Mugsy Kerr

Other Foundation Members: Six Total

**Call To Order:**

-President Walker called the meeting to order.

-All Standing Announcements were reviewed.

**Minutes Approval:**

*Lawrence Frierson Motioned to Approve the April 5, 2005 Minutes; Seconded, Motion Carried 5-0.*

**President's Time:**

President Walker provided copies to the Board of her letter of April 18<sup>th</sup> to The Town of Mt. Pleasant concerning the proposed Snee Farm Country Club Project. It clarified to the Town that, due to the incomplete information that was shared with the Board at three separate informal presentations, the Board advised the Club Owners that it would be necessary to have definitive plans in such detail that the Foundation could make a proper evaluation and judgment as to its effect on Snee Farm. The letter was a protective measure to ensure that the Town not be misled by rumors or any unofficial opinion to the contrary.

**Committee Reports:**

**FINANCE**

-Margaret Passailaigue, CPA, Treasurer, presented her report. She advised that 807 Dues Assessments have been received as of April 30<sup>th</sup>.

-Also, advised of a double-entry system she implemented whereby checks are recorded, deposited and reconciled to ensure proper credit to homeowners and track payment status.

-After thoroughly investigating the conflicting records numbers of homes in Snee Farm – Post Office 872, Town 888, Former Boards 900, 901 & 909, she has confirmed M. Kerr's count of 893 against the County Records by Tax Map numbers. This will allow her to confidently proceed with Budget calculations as well as the Committee's financial planning recommendations for future needs including emergency and long-term projects.

-Copies of the Treasurer's reports are always available to Foundation members by contacting her at 849-7552.

*L. Frierson Motioned to Accept the Finance Report; Accepted 5-0.*

**JW**

(Committee Reports Continued)

**MAINTENANCE**

-Chairman Barnett reported a lighter month with misc. pruning incl. the Palm Trees at the Front Entrance. YTD, the Team has worked approx. 137 hours and saved the Foundation an estimated \$13,150.00.

-The pending fence repair needed due to Beaumont's neglecting to advise us previously when other damage was reported, will soon be complete by AAA Fencing at a cost of \$870. We will be reimbursed this cost since the insurance company honored it as part of the original Gaston storm claim.

-Having no prior history of sidewalk repairs in New Charlestowne, and concern about safety/liability, J. Walker asked M. Kerr to investigate with the Town as to responsibility due to their location in the road right-of-way. The Town promptly removed and replaced the entire section at 1042 Loyalist that was severely raised by tree roots.

-Advised of the Garden Club's agreement to our using a portion of their \$2,500 Beautification donation for two decorative concrete benches to be placed in the Main Entrance Circle.

-Also advised of an electrical problem with the Garden Way Island Project. The existing light pole was incorrectly tagged by SCE&G which leaves it the Foundation's responsibility; and, an improper electrical supply line was buried at a very shallow level and must be corrected to a safe depth. This will cause greater expense to the new Project lighting changes and take a greater portion of the budget.

***L. Frierson Motioned to Accept the Maintenance Report; Accepted 5-0.***

**SECURITY**

-In Chairman Craven's absence, J. Barnett reported problems with loud motor scooters and a dune buggy speeding and driving recklessly throughout Snee Farm. These are illegal for street operation and if the operators/owners can be verified, should be reported to the Police Department. Also, he is continuing to address speeding school buses.

-P. Siegrist suggested that we include a reminder in the Newsletter regarding the above and the clarification that only a licensed and insured driver may operate a golf cart on the roads.

***L. Frierson Motioned to Accept the Security Report; Accepted 5-0.***

**ARCHITECTURAL CONTROL**

-L. Frierson, Acting Chair, reported the committee had 11 requests last month; 10 approved. He noted the common questions that keep coming up to the committee such as, do I need permission to paint, put on new shingles, redo my driveway, cut down any trees, etc., to which the answer should always be "yes". He asked that Board members give this response to avoid a misunderstanding and awkward situation after the fact - when in doubt, defer all questions to the ACC. Also, last minute requests can not always be responded to as quickly as the homeowner would like; proper evaluation time may be needed by the ACC and requests are handled on a first come, first served basis.

-Further Advised we are experiencing some confusion due to known history, previous to this Board, of deviation from the Declaration making it is very important that this work be done properly. A good example is the required ACC approval to remove ALL trees having a diameter of greater than 6 inches, two feet above ground, including Pines even though the Town does not require their approval be given. The approval process allows the Committee to evaluate the situation with regard to need, landscape, and environmental impact to include suggesting replanting new to prevent Snee Farm from being slowly denuded of trees.

***P. Siegrist Motioned to Accept the Architectural Control Report; Accepted 5-0.***

**JW**

(Committee Reports Continued)

## **RESTRICTIONS**

-Compliance Administrator, M. Hart, provided his written report for April. He is spending approx. 32 hrs. per month traveling in Snee Farm to include revisits to ensure violations are corrected. Most common violations continue to be garbage, bags of waste and household trash; approx. 25 letters per month, with fines, are sent out for these type violations alone. He has noticed an improvement in the Garden section. A concentrated effort has been spent on mailboxes and posts with 65 letters being sent and approx. 50 homeowners responded and repaired or replaced their mailboxes.

-Questions and discussion occurred regarding Dr. Ely Brooks and mailbox repairs. J. Walker provided information based on a recent conversation with Dr. Brooks to obtain clarification as to his services and the homeowners' options. Dr. Brooks does make the special post(s) exclusively which are fairly priced. He is happy to evaluate and advise the homeowner, at no cost, as to what need be done and where the approved paint and box may be purchased if they choose to install the post, etc. themselves; also, if they need his services, the cost for same. The only acceptable paint is a special color made and sold by Lowcountry TrueValue Hardware on Hwy. 17.

-Discussion was initiated by P. Siegrist regarding a complaint about dog barking to which he noted, in conjunction with our Declaration, the Town's Ordinance 90.29 (Nuisance Animals) which addresses this and numerous other issues. J. Walker confirmed that a reminder of this is planned to be included in the upcoming Newsletter.

***J. Barnett Motioned to Accept the Restrictions Report; Accepted 5-0.***

## **SPECIAL PROJECTS**

-L. Frierson, Chair, attended a Town Council meeting last month when the rezoning request was reintroduced for the proposed Hotel across from our Front Entrance. It was rejected by Council for the second time and cannot be brought up again this year.

-He attended the recent monthly Transportation Committee meeting; they have completed and received the final report on the Phase II Drainage Study which assessed the impact on our lakes from the widening of Hwy. 17. He feels that the Town did a good job of due diligence on this issue in monitoring the SCDOT original proposal and made recommended changes which were accepted. Basically, this will cause the size of the retention pond, to be built behind the Walgreen, to increase from 5 to 8 acres. They are fairly sure that, in the short term, the impact from what they call a ten-year storm standard will be met providing for only a slight (1") water level increase in our lake system. Long term, meeting storm issues such as Gaston, approx. 13" in 9 hours, (more than the ten-year storm category) is much later into the future and will be very expensive to achieve.

-The Town is applying for an OCRM (Ocean Coastal Research Management) environmental assistance grant to improve water quality. This should be awarded in the next few weeks. Starting at the entrance to our lakes, which is the spill-out of the Wando East drainage lakes, (now overgrown and silted-up and causing flooding along that area - fareway and end of Law Lane), they will use this money, to first clear for a free flow, but then go back and actually build wetlands to include islands, etc., in that path to keep the water running straight down.

Also, indigenous plants for extreme wet and dry conditions would be added to help purify the water coming from the Wando East lakes that is slowly contaminating ours due to hwy. run-off (oil, etc.) That application could have some other long term benefits to our lake system if, in fact, it works.

***JW***

**(Special Projects Report Continued)**

-P. Siegrist added comments regarding County and Town concerns and future planning regarding waste water run-off with pollutants. Due to increased development with roads and parking lots creating more untreated polluted waste water that ultimately ends up in the rivers, they want more buffers with grasses and vegetation to help purify the water as well as slow down the run-off so it saturates the soil further cleaning the water.

***J. Barnett Motioned to Accept the Special Projects Report; Accepted 5-0.***

**Other Reports or Information:**

**Legal Matters - None**

**Administrative Assistant** – M. Kerr advised that her new computer is installed with a program that will enable her to implement an improved property owner database. Also, the new stationary and envelopes (slightly altered design with phone and fax numbers) are on order. The Foundation telephone number is 884-5956 and our new fax number is 884-9222. J. Walker added that the now more professional letter heading would be used by Margaret in creating her invoice system so that delinquent assessments with fines, etc., could be billed effectively in a timely manner.

**Unfinished Business (Board Only)**

***-Website Update*** – J. Walker showed a copy of the recently completed ADAR indexing and, advised only one more step was necessary to complete the process and be ready for public access. Also, subsequent to the completion of the ADAR, the accurate By-Laws would be uploaded with intro information to clarify the legal character of all three documents as they relate to each other.

***-Procedure for Filling a Vacancy on The Board of Directors*** - In conjunction with the previously approved ***Board and Committee Member Application*** (now on the Website), L. Frierson provided a copy of a proposed procedure for filling Board vacancies. He requested approval of this policy which contained wording that it would remain in effect unless modified in the future by a majority vote of the Board.

***L. Frierson Motioned To Approve This As The Policy for Filling a Vacancy on The Board of Directors; Seconded, Motion Carried 5-0.***

**New Business – Board New Business**

***-ACC Committee Change*** - Based on a request from E. Hutto, and agreement of L. Frierson, that Lawrence assume the responsibility of ACC Chair and Evelyn help as an ACC Committee member, J. Walker asked the Board to approve the change and thanked Evelyn for her ongoing valued service.

***P. Siegrist Motioned to Approve L. Frierson ACC Chairperson and E. Hutto an ACC Member; Seconded. Motion carried 5-0.***

***-Maintenance/Beautification Committee(s)*** - J. Walker advised of a Maintenance Committee meeting that included the Treasurer, and produced a decision to request the separation of Maintenance/Beautification areas and budgets. Beautification was created by this Board. Sufficient time to identify and evaluate the numerous responsibilities and necessary expenses, including pending future long range planning needs, resulted in their determining that individual committees be established. A written breakdown of the two areas of responsibility will be provided at the next Board Meeting.

***J. Barnett Motioned to Separate Beautification from Maintenance Creating Two Separate Committees and Budgets; Seconded, Motion Carried 5-0.***

(New Business – Board Continued)

-Entrances Flower Beds – In D. Ardis' absence, J. Walker advised it now time to approve the preparation and summer planting of the existing four flower beds and the Parkway entrance. D. Ardis estimated that the cost for all supplies, etc., to do so will not exceed \$3,000. That amount includes Ashcraft's very reasonable fee of \$50 per bed to clean out and turn the soil adding the supplements provided by the Board. She advised that, with the help of Joan Kemper, a volunteer group of Garden Club members and homeowners was established to do the regular weeding and plantings as needed.

***J. Barnett Motioned to Approve The Preparation and New Plantings of All Entrance Flower Beds Not To Exceed \$3,000; Seconded, Motion Carried 5-0.***

-Ventura Villas – J. Walker advised the Board of problems related to Ventura Villas regarding untimely placement of Garbage, etc., on Farm Quarter Road, and Garage Sale signs their residents are placing in the Foundation Common Areas. She contacted the HOA President, Ray Hatfield, to address these issues and ask their help to eliminate the practices.

-Bell South Equipment Station/Parkway Dr. - J. Barnett advised of his meeting with a Bell South representative to determine what restrictions may apply to planting shrubbery in that area to screen the equipment; Bell South advised that none exist, therefore, in the future, when funds are available, Mr. Barnett will suggest that we plant to accomplish screening.

-Roads Repaving/Repair - P. Siegrist confirmed that Charleston County is responsible for repaving all roads in Snee Farm, and The Town repairs the pot-holes. The Farm Quarter repaving is complete as provided by the 2004 Budget. The 2005 budget includes the funds for Law Lane to be done in 2006; no exact schedule is known at this time.

**Foundation Members Concerns:**

-R. Ulbricht (not in attendance), 1156 DeLeisseline Blvd. – Board read his written statement opposed to any residential aspect of the SFCC Project.

-M. Maloney, 820 Farm Quarter Road – Made comments opposed to same; also complimented Dr. Brooks due to her mailbox experience with him.

-E. Stevens, 1157 DeLeisseline Blvd. – Board read her written statement opposed to same.

-G. Gibbons, 1137 DeLeisseline Blvd. – Read his written statement opposed to same.

-D. Chard, 867 Law Lane – Opposed to same with emphasis on view from the Parkway.

-M. Boroughs, 1153 DeLeisseline Blvd. - Opposed to same.

-F. Hutto, 1169 Chersonese Rd. – Expressed concern that the Club owners may go to the Town for approval without our opinion on its merit; feels the Board should take a position now rather than wait on the complete information previously requested by the Board.

-D. Teetor, 905 Red Coat Run – Shared comments that a project such as this could be an asset if done well; she didn't have enough information but wants more to be able to evaluate.

***L.Frierson Motioned that the Board Send a Letter to the Club Requiring They Provide Complete Plans to The Board Prior to June 3, 2005; Seconded, Motion Carried 5-0.***

***P. Siegrist Motioned to Adjourn; Seconded, Meeting Adjourned 8:18 p.m.***

Minutes Approved On June 7, 2005 At The Board of Directors Regular Monthly Meeting.

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