

Minutes

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

Others Present:

Administrative Asst.: Mugsy Kerr

Committee Members: Diana Barnett

Other Foundation Members: 3 Other Properties Represented

Non-Foundation Members: None

Restrictions Compliance Administrator: Michael Hart

CALL TO ORDER: President Walker called the meeting to order and directed attention to the Standing Announcements.

INVITED GUESTS: None

MINUTES APPROVAL: Nov. 6, 2007 – *Approved by the Board on/or before Nov. 24, 2007.*

PRESIDENT'S TIME: Pres. Walker thanked Diana & Jerry Barnett for again organizing the Holiday decorations, and the exceptional effort they personally give in decorating to ensure the best possible effect; she also thanked the other volunteers who assisted - Carmella Baty, Jose Hale, Carolyn Copeland, Donna Bell, Mugsy Kerr, Susan Radley and Dottie Teetor.

COMMITTEE REPORTS:

Restrictions

M. Hart, Compliance Administrator reported that the number of violations in the past three months has declined in comparison to the same period last year. He noted that approx. 30 mailbox issues have been corrected. Two of three pending small claims cases have been settled prior to going to court. Approx. 65 hours were logged and 45 letters sent out in November. ***Report accepted.***

Finance

Treasurer, M. Passailaigue, CPA, informed the Board of \$75,000 in the Operating Account and \$45,270 in the Emergency Fund. There are still approx. 30 delinquent accounts – two NSF checks (one on a closed acct.), four liens and three foreclosures; the remainder will be settled in Small Claims Court if not settled prior. ***Report accepted.***

Maintenance

Chairman Barnett reported: 1. Stop Sign at the corner of Farm Quarter/Casseque was stolen on Nov. 19 - it was reported to the Police and replaced by the Town the next day; 2. Plaques were installed on the three newly placed stone cast benches acknowledging the Garden Club for the funds given to purchase them; 3. Replaced a light bulb at the front entrance and New Charlestowne entrance. 4. Diana & Jerry organized and installed with the help of volunteers (noted under President's Time) the Holiday decorations – He and Diana installed the bows to all street lamps in the Common Areas including the lanterns at New Charlestowne; 5. Backflow valve at Whipple Rd. damaged due to the road construction was finally repaired; 6. Dr. Brooks was advised to proceed with construction/installation of the “NO SOLICITING” signs at each entrance. Twenty-one hrs. were logged in Nov. for an approx. savings of \$2,100. ***Report accepted.***

Landscape

Chairman Ardis reported on the two pine trees removed from Plantation Cr. The prognosis for the Grande Oak in the Parkway hit by lightening is good at this time; P.O. Mead & T. Boals will continue to monitor and treat it as needed. ***Report accepted.***

Security

Chairman Barrett reported: No home burglaries, break-ins or attempted break-ins were reported during the month. There were two attempted car break-ins (Moss Bluff & Musket Range); a stolen car was recovered in Snee Farm (not registered to a property in Snee Farm); one reported auto vandalism; and, one teenager illegally and recklessly driving an ATV (on public streets). MPPD advises that 80% of stolen cars in MP (not just Snee Farm) had keys in them, and most of the theft of valuables in vehicles is due to being unlocked. The Dept. urges owners to lock doors including cars (even in driveways), and to keep garage doors closed/locked at all times. Dottie shared that her neighbor walking noted a fire started at the Casseque common area; fireworks were heard and there was evidence of alcoholic beverages - she contacted the MPPD to handle. Pres. Walker commented that most of the trouble in that area seems to occur on weekends & holidays when school is out; she asked Mr. Barrett to inquire of the Dept. if they could plan regular checks at that area during those periods in the hopes of catching or deterring the culprits. **Report accepted.**

Architectural Control

Chairman St. Onge reported that 11 new submissions were approved in November; one being a large 2.5 bay detached garage on Farm Quarter. **Report accepted.**

Special Projects - No Report

OTHER INFORMATION:

SFCC Proposed Project – J. Walker advised of no important updates at this time.

Administrative – The Annual Assessment invoices for 2008 will be mailed end-December.

Legal – None

Newsletter – Chris Webb informed the Board that the Newsletter preparation is progressing.

Sign Boards – Assessments due by Feb. 28 notice will be posted no less than 30 days prior to that date.

UNFINISHED BUSINESS (Board):

-J. Walker advised that she is still conferring with MPWW on the Governors Rd. and Law Lane upgrade projects. She and Jerry will be meeting with them to review the options for fence/plant material screening, etc., relative to visibility from the street and adjacent neighbors.

-She also shared that investigation of Whipple Road area fence matter was still in the preliminary stage due to what she and legal counsel felt was our not having a complete file regarding the SCE&G easement detail. This will be necessary before she and Jerry can proceed to formulate a recommendation for the Board's consideration.

-M. Passailaigue expressed her concern regarding the Board action taken at the Nov. meeting concerning the outstanding assessments collection process – she provided information to clarify why she would not be able to meet that schedule in addition to the needs of her full-time private CPA practice:

1. Between Jan. 1 and April 30, 07 she spent a min. of 20 hrs. per week on assessment deposits/accounting, with another 20-30 hrs. per month on other various SFCC financial/accounting duties (approx. 1,500-1,600 hours per year).
2. On March 16, '07, there were 140 outstanding assessments. If we contracted out to prepare updated invoices and send out Cert./Return Recpt. Mail on that schedule, she estimated an approx. cost of \$5,250.-6,000. in time and dollars - this figure does not include legal expenses; if we had taken all 140 to Small Claims, we would have advanced \$11,200 of our funds which would not include attorney/court related fees for any that would require liens. Recovery of court/legal expenses can only occur at later dates subject to satisfaction of the debts. Outstanding assessments incur a late fee and interest per month.

She also provided recommendations, should the subject action stand, which included replacing her as

DT

(Unfinished Business Continued)

Treasurer or contracting the bookkeeping/accounting with a CPA firm at approx. \$40-50,000 annually
Following discussion, including the need to be mindful and prepared in future to secure/budget funds to pay professionals to perform needed tasks due to not having committed qualified Board members/volunteers:

-J. Barnett motioned to rescind the Nov. 6, 2007 action and return to the prior collections process; seconded, approved 8-0.

-M. Passailaigue advised that the CPI for 9/06-9/07 rose 2.8%. She recommended that we increase the assessment for 2008 to keep up - it would be \$317.00 (rounded-up).

-M. Passailaigue motioned to approve the 2008 Annual Assessment as presented; seconded, approved 8-0.

NEW BUSINESS

-J. Barnett showed a Martin bird house and advised of other options for the Board to consider regarding the eight that are in need of replacement approx. summer of '08 (using existing poles). He feels that a quantity purchase would get a better price than the list price of approx. \$150 each. The Board was in agreement to this particular style of bird house and advised Jerry to proceed to acquire the best price and include the cost in his 2008 budget planning.

NEW BUSINESS (Foundation Members Comments):

-D. Fennel asked if the Board had considered changing the meeting time to enable more members to attend. Pres. Walker stated the importance of a schedule that was agreeable to the Directors' schedules since it was their monthly business meeting, and provided other insight from past history of low attendance (no matter the time) to cause the Board to continue with the present meeting time.

B. St.Onge motioned to adjourn the meeting; seconded and carried - Adjourned at 6:35 PM.

Prepared By: Mugsy Kerr

Approved by the Board of Directors on January 7, 2008.

Attested To By: **Dottie Teetor**
Secretary