

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
July 7, 2015 – Snee Farm Country Club – 5:30 PM
MEETING MINUTES

President Walker called the meeting to order at 5:30 PM.

Board Members Present: Jackie Walker, Dorothy Clinton, Don Campbell, Ed Hutson, Mario Rasgo, Dottie Teetor. **Absent:** Brian Eanes, Margaret Passailaigue, Barney Lynch.

Others Present: Debbie Rogers, A-Plus Property Management
Michael Hart, Restrictions Compliance
Jerry Barnett, Security Chair

Minutes Approved – June Reg. Mo. Board Mtg. (Pending)

Invited Guests – None

President's Comments – None

Restrictions

Michael reported sending 96 letters – 55 for violations/fines and 41 reminders. The majority of violations were for garbage and yard debris issues – 8 calls to Don resulted.

Finance

Debbie reported 7 new property owners in June, and 2 in July to date. Also reported 99 statements mailed for outstanding Assessment related fees and penalties and/or Restrictions fines. Received \$9,200 for assessments and fines in June, and \$2,700 received in July to date. Three claims were filed with Small Claims Court.

Maintenance – Jackie Reported for Barney

Lakes & Related Stormwater Areas

June 3rd all the trash was removed along the golf course areas – numbers 1,2 & 3 were treated for Alligator Weed and algae – also, the Westos Way pond was treated again for algae, Duck Weed and submersed weeds.

Chemicals used: 20 lbs. Copper Sulfate, 5 gallons die, and 5 gallons Glyphosate.

A second application was made on the 20th prior to the golf tournament. Algae was sprayed around the perimeters of the interior lakes as well as those on the golf course. Rob spoke with the course superintendent and worked on a game plan for its bodies of water this summer.

Chemicals used: 4 bags of Copper Sulfate, 1 gallon Reward, 2.5 gal. Hydrothol.

Due to low water levels he was unable to access areas of the Casseque ponds in June. He rescheduled for today but had to leave town for a funeral – weather conditions permitting the work will be done this Thursday. The shorelines at Casseque and Farm Quarter will be the focus in July.

The 200 Sterile Carp were delivered and put into the ponds with the help of Jerry Barnett.

The new property owner at 809 Farm Quarter Road reported concerns about standing water in the adjacent ditch – presently it is dry, but Jackie is meeting with the Town’s Stormwater Manager at that site on Thursday to determine if there is anything out of the ordinary that needs attention – meanwhile, she has spoken with the property owner to provide some history – also, advised that if mosquitos were a problem, to contact Charleston County who will spray. Also on Thursday, Jackie will be with the Stormwater Mgr. and Rob Carmichael meeting with property owners at Westos Way to evaluate/discuss their concerns about the pond at the back of their properties between the #3 course green.

Misc. Maintenance - Jerry

Following a report from a property owner at the June meeting, Jerry checked the area and found only minor road surface issues at Liberty Court – he contacted the Town (Public Services Dept.) to ask them to evaluate – they did so immediately and corrected them.

The Gazebo work budgeted for this year was completed – no wood rot was found, 8 braces that hold the benches to the decking were missing – he supplied the wood and screws. The Contractor cleaned, painted and stained respective areas of the entire Gazebo – it looks great and the total cost did not exceed the amount budgeted.

He met with a new property owner to evaluate damage to the chain-link fence adjacent to Longpoint Road behind his home – they determined that because it was a very small opening, fully concealed in a heavily wooded area, and backed by the property owner’s wood privacy fence, that it could be left as is.

He was contacted by the mailman regarding crepe myrtle branches that were impeding his access to the mailbox – he did just enough pruning to solve the problem.

Electrical - Ed

All front entrance lighting issues were resolved by Mt. Pleasant Electrical (MPE-C. Leto). SCE&G replaced the entire streetlamp in Plantation Circle that was hit and on the ground. The New Charlestowne entrance column lamps outage (all 4) was due to a bad ballast – MPE replaced it.

Landscape

Dottie reported that the Ashcrafts began the process of pruning the Formosa azaleas by thinning them for better air circulation. This will be an ongoing project over the next several years and be done to specific horticultural criteria. The regular landscape maintenance continues including dealing with vines that are intertwined with our shrubs.

Security

Jerry advised of seven incidents in Snee Farm reported by MPPD (and one in Ventura Villas):

- Three Domestic Disturbances
- Drunk Teenager
- Suspicious Activity (2)
- Harassing Text Messages
- Break-in (Villas)

Three incidents of under-age/unlicensed youths driving golf carts were identified – their parents were contacted by the Board to advise that the MPPD would be involved if it continued.

A property owner was spotted tossing a wine bottle out of a moving vehicle – he did not stop when he was shouted at, but did return shortly to retrieve it and apologize.

Speeding is an ongoing problem – MPPD is present in the Community as much as possible – also using stealth radar (approx. 5 were clocked above 39 mph).

Architectural – Jackie reported that the volume of work continues to be steady but nothing of particular interest to report. The increase in real estate transactions contributes significantly to the number of submissions – most wanting to begin work as soon as they take ownership.

Communication – Mario reported:

- The email blast data base was updated to 762 addresses.
- Email blast sent – Update regarding the Country Club project. The main points The Board met with the Club Owner as planned for the primary goals to have the multi-family portion of the project removed. Also, to achieve a revised Memorandum of Understanding necessary due to the change of Club ownership that followed the original MOUs and project approval in 2007.
- Website – Minor updates were made to current website. Uploaded Board Meeting Minutes. Adjusted pricing for double mailboxes. Added more pages to the new website which is about 75% complete.

Other Reports or Information

Country Club Project – Both goals noted under Communications were achieved with the Owner; and the Planning Commission is requiring the Owner to make the plan changes relative to his agreement with the Foundation to do so. Removal of the multi-family portion of the plan provided three lots for single-family detached homes. The total number of lots/homes will now be 30 versus the 58 approved in 2007.

New Charlestowne Sidewalk Repairs – Jackie and Jerry will inventory the sidewalk issues to aid the Town's efforts to schedule the repairs – most are raised areas due to tree roots causing a trip hazard.

Fallen Tree in Casseque Lake – The top of a large Pine near the shoreline at 906 Plantation Lane snapped off and fell into the lake – we are working with the owner of the tree as to how it must be handled.

Dead Pine Tree at Liberty Circle – Was cut down by the Town due to its location in the right-of-way easement – T. Boals ground out the stump at no charge.

Road Sight-Line Issues – We are working with the Owners, and the Town when their assistance is needed, to ensure that these are addressed – this is becoming more prevalent due to the age of our Community and the landscape trees/plants that exist in the road right-

of-way easements – primarily at corners and curves, but also at the base of driveways impairing the adjacent neighbors having adequate sight-line when exiting their driveways.

Missing Caution Sign on Longpoint Road – (Going E. toward Garden Way) We continue to follow-up with SCDOT to have it replaced – it is taking longer than they indicated would be done.

Buckled Asphalt at Planters Curve – Was repaired with the help of the Town.

Whipple Road Fence Project – We continue to encounter delays in it being completed. Overall, despite this status, the adjacent property owners are very pleased that the structure is now in place behind them and can more easily see that the end of the project is near. They are being very patient and helpful.

Meeting Adjourned at 6:30 PM

Prepared by Dorothy Clinton, Secretary
Approved Electronically on or by August 4, 2015
Attested to by Jackie Walker, President