

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
April 17, 2018 – Snee farm Country Club – 5:30 PM
MEETING MINUTES

President Hurst called the meeting to order at 5:34 PM

Board Members Present: Steve Hurst, Jeremy Burnham, Mario Rasgo, TJ DelDuca, Dottie Teetor, Ed Hutson, Jodi Daniels, Michael Hagedorn

Absent: Dorothy Clinton

Minutes Approved: March Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

Homeowners Attending: Mary Ellen Badger, 1213 Cherosonese Round
Mary Phyllis Connor, 1125 Aston
Jim Ball, 999 Casseque

President's Comments

March 29 the Board of Beaumont joined us for an informal meeting to initiate a more congenial and productive relationship moving forward. We met again April 12 to discuss our plans to rejuvenate the fence and landscaping on our shared border.

March 28 Michael Hagedaorn and I met with homeowners (HO's) Ashley DeStefano and Melonye Evans to discuss sites for a community playground. With a better understanding of limited site options, Ashley and Meloyne plan to explore those possibilities and canvas for feedback.

March 14 and 19 the landscape committee, Michael and I interviewed 3 landscape architects and 1 horticulturist for the purpose of developing a rejuvenation plan for Snee Farm Parkway and our 4 entrances. March 23 we voted to hire Outdoor Spatial Design as our architect and Michael Ferrazzono as project supervisor.

April 3 we held a public hearing regarding the requested Stormwater easement. Approximately 50-75 attended and a show of hands indicated overwhelming support of the easement with virtually no negative response. The Board has not taken a final vote, pending review of Town documents, which have not yet been received.

April 10 several Board members attended a meeting at Boone Hall Market to discuss the proposed extension of Long Point Rd. Willie McCrae, owner of Boone Hall,

presented the plans and his opposition to the project. He intends to ask for a meeting with the Town to express his concern and would like us to attend.

April 16 I met with Terry Hughes, Mount Pleasant Waterworks. They intend to install a 100' tower on their property behind the tennis courts at the country club to facilitate meter reading.

At the meeting Board members expressed concern about the tower not becoming a cell tower and/or MPW not leasing the tower to any other communications entities. No homeowners will be effected, except those at Planters Point. MPW has to take this to the Town and was interested in feedback from our meeting.

Property Management

Jessica Turner said there have been plenty of violations, but HO's are doing better with trash putout. SCS continues to have plenty of calls from HO's. Collections are strong again this year.

Overall Revenues are higher than budget, \$11,785 YTD. Unbudgeted revenues from Fines/Violations of \$7,560 and Transfer Fees of \$3,800 is the main driver of this positive variance. Overall Expenses are lower than budget, \$588 YTD, with the following significant budget variance(s):

Negative: 7060 Insurance - \$10,379 – this was an unbudgeted expense.
Positive: 5270 Grounds Maint. - \$1,729 – monthly expense is \$600 lower than monthly budget.
5276 Lakes Maint. - \$1,274 – no March expense posted. *Jessica has reached out to vendor for March invoice*
5288 Trees - \$2,500
6500 Legal - \$1,251

Completed Projects:
Weekly Inspections – See report
Mailing for Town of MP Meeting
12 New Move Ins
Proposal for Whipple Road fence
Proposal for Indigo Cut entrance sign

Security

Ed has received no reports from MPPD.

Finance

Michael deferred to Jessica's report
\$135K CD to renew for 6 months at 1.75%

Maintenance

Steve reported that contracted lake and irrigation work continues on schedule. Order has been placed for Whipple fence painting. Steve pressed the contractor on paint vs. stain, and he called in a Sherwin-Williams consultant who advised stain with spot priming on the knots. Revised quote is \$6185. ETA mid June.

Jeremy negotiated a no charge clean up of debris on Whipple property in exchange for short-term staging.

Steve has a quote for NO TRESPASSING signs from Mahoney Sign for \$175 each. Each sign is 18" x 24" on a 6' U channel post, installed. It was recommended a separate sign is used for the contact number. Location of the signs: (1) on Whipple Rd, (2) on Long Point Rd. The purpose of the signs is to prevent dumping of debris, dumpster parking and work truck staging.

Steve made a motion to go ahead with this. Michael seconded. Unanimously approved.

Landscaping

Dottie reported that Parkway Drive looks good. Forever Green is managing the vines and palmetto volunteers in the beds along the Parkway median and sides Parkway Drive. This is a constant process.

Additional plant material was added at the back of the center bed at the Parkway entrance in front of the wall.

Forever Green continues with cutback and pruning throughout Snee Farm.

We are preparing to make a hard pruning along the Beaumont side of the Parkway Drive. The area is far too overgrown. This will be a multistep process.

Restrictions

TJ reported there are 15-20 violations per week, usually for debris, landscape trimmings, garbage cans out at the wrong time of day. Tend to be habitual violators.

Architectural Control

Jeremy reported there were 6 requests this month. There are issues on Deleisseline and in the Gardens of HO's cutting trees and leaving stumps, as well as ongoing work without approval.

Many violations are from new HO's. Closing attorneys possibly not providing SFCF contact addresses for new HO's. Projects are often almost done by the time we find out. Jessica sends the information to new HO's. She usually receives no response. Jeremy drives through the neighborhood 4 days a week and walks the neighborhood on Sundays.

Communications

The Town of MP Stormwater Management Department provided digital copies of the stormwater rehabilitation project overview and also an artist's rendering of the proposed bio-retention pond. These two documents have been posted on sneefarmcf.com under Community Docs-Info/Stormwater Rehab Project. The artist's rendering shows that the bio-retention pond has a slight grade and will have a minimal visual impact to the current site. The bio-retention pond is designed to temporarily capture water during heavy rainfall and dry up within 72 hours. The site will be updated with new information as the project moves forward.

Michael asked if there were a way to monitor the number of Homeowner's viewing the page. Mario can check the viewing traffic.

Concerns of Homeowner's Present

Mary Ellen Badger:

- 1) *The new house on Law Lane is out of place.* Jeremy explained that Snee Farm does have a lot minimum coverage, but not a lot maximum coverage. When the ADAR was revised in the 1990's the lot maximum coverage was not addressed.
- 2) *It is unrealistic to hide yard debris until Monday pm.* It was noted that Snee Farm trash/debris pickup used to be on Mondays, but the Town changed it to Tuesdays. Jeremy suggested that HO's contact Jessica Turner if they need leniency. Jeremy and TJ offered their phone numbers to assist with debris putout.

Mary Connor:

- 1) *Expressed concerns about the paint color and various violations at 1129 Astor.* Jessica stated that letters have been sent out to that HO, but she has received no response. Jeremy will visit the property with Mrs. Connor to address her concerns in person.

Jim Ball:

- 1) *Suggested giving Brooks Sign an opportunity to bid out the signs for Whipple Rd. property.*
- 2) *Raised a question about raising the closing transfer fee to generate more money for Snee Farm. During discussion of the topic, Jessica stated this would require HO input.*
 - a. *Since this meeting, Michael did some research and found that Snee Farm's transfer fee of \$200 is comparable to other neighborhoods in the area.*
- 3) *Expressed concern over the constructed shed at 1080 Deleisseline. Jeremy and Jessica explained two letters have been sent out for (1) immediate removal and (2) to submit for ACC approval, but the HO continues to work on the shed.*
- 4) *Will the new development become part of our HOA? This is to be determined when the project is complete in approximately two years.*

Meeting adjourned at 6:31 PM

An Executive Session was held.

Prepared by Jodi Daniels

Approved electronically on or by May 14, 2018

Attested to by Steve Hurst, President