

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Annual Meeting
September 10, 2019 – Snee Farm Country Club – 7:00 pm
MEETING MINUTES

President Hurst called the meeting to order at 7:03 pm.

Board members present: Kathi Pogorzelski, Jodi Daniels, Jenny Hilton, Steve Hurst, Jeremy Burnham, Mario Rasgo, TJ DelDuca, Ed Hutson

Absent: Michael Hagedorn

Minutes approved: August Monthly Meeting Minutes approved electronically.

Welcome Announcements: President Steve Hurst

Welcome and thank you all for coming!

Please make certain that you have registered and received your ballot. We hope everyone got through Dorian without too much impact. Thanks to all of the homeowners who got busy on their yards and the Town for clearing our roads. I'm confident the Town will get us cleaned up as soon as possible as they have in the past. Thank you to the Club for making this facility available to us for the meeting.

We have a change of format this year. We will hold our election at the beginning of the meeting and announce the results at the end.

Introduction of Board members:

Jodi Daniels	Secretary
Jeremy Burnham	Architectural Control
Ed Hutson	Security and Maintenance
Kathi Pogorzelski	Landscape
Jenny Hilton	Vice President
Michael Hagedorn	Treasurer
Mario Rasgo	Communications
TJ DelDuca	Compliance

Introduction of guests:

Sue Shunk	Property Manager, Southern Community Services
Morgan Bryant	Attorney, McCabe Trotter & Beverly
Marie Frier	Landscape Architect, Outdoor Spatial Design
Sgt. Christopher Rosier	Mt. Pleasant Police Department

GUEST SPEAKERS:

Landscape and Signage Project Update

Marie Frier, Landscape Architect with Outdoor Spatial Design

OSD is a 4-person firm. Last year Evan Brandon presented the master plan at your annual meeting. We have been working with your Board to develop construction plans that we permitted through the TOMP and a budget to make this a reality. The project was bid out to six qualified landscape contractors that we work with regularly and selected Artigues Landscape and Maintenance.

The master plan and final signage designs can be viewed on the community website at sneefarmcf.com.

Work will begin on Monday, September 16th, starting with the signage. Depending on completion of the new signs, the landscaping contractor estimates a start date of October 1st. He said it will take approximately 3 months to do the nine areas in your community.

The nine areas in the master plan include:

- Main entrance – from Hwy. 17 to Plantation Circle
- Bridge over Deleisseline Blvd.
- Indigo Cut entrance
- Entrance at Garden Way off Long Point Rd.
- Entrance at Parkway Dr. off Long Point Rd.
- Plantation Circle
- Liberty Circle
- Bridge along Casseque Provence
- Bridge along Farm Quarter Rd.

Landscaping around the utility boxes on Parkway Dr. off the main circle is included in the project.

Replacing the Message Boards has temporarily been removed from the project due the budget, but we do intend to clean them up. A homeowner generously offered to help paint the message boards.

Replacing the Street Signs

The Board elected to go with the standard city street signs vs. the alternative, which was a six-figure number. The Town has pushed Snee Farm's sign replacement back to November-December and are running about a year behind the initial schedule. Please remember they are replacing the signs throughout the entire town of Mt. Pleasant. The option does exist to replace the standard signs in the future, with the entire cost becoming the community's responsibility.

Election of Directors – Steve Hurst

Quorum confirmed at 7:18 pm by Morgan Bryant, Attorney.

The Board fulfilled all requirements of the By-laws and the 1999 Amended Declaration and Restrictions (ADAR) necessary to hold and conduct the annual meeting and election. The 2019 Nominating Committee was Tom Blomquist, Dottie Teetor, Chris Ward, Michael Hagedorn, and Steve Hurst, Chair.

There are three 3-year terms to be filled. Seven applications were received and six applicants were interviewed. Four applicants were deemed to be excellent candidates and placed on the ballot.

President Hurst asked if there were any nominations from the floor. There were none. A motion was made to close the nomination effort, seconded and passed. The four candidates applying for the three positions are:

Jeremy Burnham
Adrian Cain
Dorothy Clinton
Jonathan Wilbourne

In alphabetical order, the four candidates were asked to speak for a maximum of two minutes.

Ballot Process Review – Steve Hurst

There can be only one ballot per property owned – proxy or assigned tonight. You must be an owner of record and in good standing. If you tendered a proxy (or absentee ballot) prior to the meeting and are attending, it is automatically revoked and you should have received a new ballot

President Hurst asked those present to vote for 3 candidates only to fill the three 3-year open seats and to review their ballots carefully to be sure his/her ballot was fully completed to avoid it being disqualified. The ballots were collected. A motion was made to close the election, seconded, passed. While the meeting continued, the ballots were counted and verified by the SCS staff.

Thank you to the candidates and the nominating committee. The By-laws require that we announce the Board's appointment of the 2020 Nominating Committee made at the August 20th Board meeting. The members will be:

Tom Blomquist
Tom Muhs
Nikki Dickens
Mario Rasgo
Jenny Hilton, Chair

GUEST SPEAKERS – Continued

Mt. Pleasant Police Department – Sgt. Christopher Rosier

Sgt. Rosier has been the Supervisor for the Snee Farm area for many years.

Suggestions for reducing crime:

- 1) Lock your cars – an average of 2-5 stolen vehicles are reported each week
 - a. Majority are left unlocked or a key fob is left in the car
 - i. Remove key fobs at night – criminals just hit the button and are gone!
 - b. Firearms have been taken from vehicles and used in some homicides
 - i. Remove firearms from vehicles at night
- 2) Camera systems
- 3) Outdoor lighting, motion-sensor lights
- 4) MPPD has a new app that shows activity in the area

Snee Farm is doing a good job of keeping down crime.

Criminals are concentrating on apartment complexes.

MPPD is monitoring speeding in the neighborhood with unmarked cars, marked cars, bicycle units, on foot. Each shift has an assigned K-9 unit. A drone is now being used by the MPPD and has been very effective in catching criminals.

Question: What are the plans for monitoring traffic cutting through Snee Farm once the new Lucy Beckham HS opens?

Sgt. Rosier: The first week of school multiple officers will be assigned to the roads near the high school to try to determine the traffic patterns and to let drivers know speeding, cutting through, etc. will not be tolerated. We will further patrol the nearby areas.

Concerns can be sent to Sgt. Rosier at crosier@tompsc.com, on Next Door or at 843-884-4176.

COMMITTEE REPORTS

President's Comments: Steve Hurst

This will be the last meeting for two of our Board members. Ed Hutson has served two 3-year terms and Michael Hagedorn has served the past three years. Their efforts have been much appreciated and we will miss them both. Thank you very much.

I also want to thank the Town and all of our vendors for their contributions.

Just a reminder, the Board meets the third Tuesday of each month here at the clubhouse at 6:00 pm. You are all invited to attend and contribute. Last year we had an average of 8.7 people attend each meeting from a neighborhood of 891 homes. We'd like to see you and hear your input.

The Stormwater Project is 99% completed, nine months ahead of schedule. The remaining work consists of punch list items. The area was monitored during Dorian and it's working!

Maintenance – Steve Hurst

Contracted lake and irrigation work continue on schedule. Electrical and irrigation compromised by the Stormwater Project will be addressed with the Landscape and Signage Renewal Project.

Question: Is a new street light being installed on Hwy. 17 at the main entrance to Snee Farm?

No. This is not allowed because the distance between the light at 6-Mile Road and a light at Snee Farm would be too close together. The same is true for the distance between a light at Snee Farm and the light at the IOP Connector.

Architectural Control – Jeremy Burnham

Total requests: August – 10
 September – 5 to date
 January 2019 through today – 123
 October 2018 (last Annual Meeting) through today – 150

There are probably about twice the number of projects that have been completed in the neighborhood because homeowners are doing work without submitting requests for permits.

If you see work being done and a yellow permit is NOT displayed in a front window of the home, please contact Jeremy at jburnham@sneefarmcf.com or 843-367-9202. Sometimes the homeowner forgot to put the permit in the window and sometimes it is a new homeowner.

Receiving the contact information of new homeowners through the closing documents has been difficult.

Morgan Bryant, Attorney: It is on the HUD Statement that the realtor and seller have to disclose at closing that the neighborhood is an HOA. Some closing attorneys will point out the declarations and covenants. Some attorneys will give the new homeowner the contact information for the HOA and a copy of the restrictions and covenants. This has been a problem.

Question: Is the Board doing something to be sure new homeowners receive the ADAR and HOA information?

Steve Hurst: Two Board members have volunteered to contact new homeowners, knock on their doors, deliver a copy of the ADAR and talk with the new neighbors. As a Board, we should receive the contact information of buyers from our Property Manager, but not knowing where the fault lies, we have not been receiving this information. This is something we will re-double our efforts on.

We have streamlined the ACC Request Form process and prefer that homeowners submit requests through the website (rather than via text or email) in order to keep a record of the addresses and work that is being done. After submitting a Request Form, if you haven't heard from Jeremy, please text him for an update on your request.

Question: What is being done about homeowners that are non-compliant with what is approved by the ACC? (i.e. – painting their house a different color than the approved color)

Steve Hurst: This is being deferred to the new Board for discussion.

Question: What is being done to maintain the differentiation of house colors so that there aren't many houses of the same color?

Jeremy Burnham: We cannot change the colors of houses that were approved by previous Boards, but we try not to have two adjacent houses painted the same color.

Financial – Sue Shunk, SCS

Operating: \$471,618.90
Reserves: \$558,684.62
Receivables: \$26,048.44

Landscape – Kathi Pogorzelski

Marie Frier discussed the information regarding the Landscape Project and its anticipated start date. Meanwhile, Forever Green continues weekly cleanup, weeding and pruning. Please be patient as they will begin storm debris cleanup around the neighborhood shortly.

Communications – Mario Rasgo

The Communications Committee provides information regarding activities that affect our neighborhood or are of interest to the residents via the entrance sign boards, email blasts or the Foundation website. We have opted not to use any social media platforms, since our email blast system provides a more effective reach. Out of almost 900 properties, we currently have 845 recipients and 700 are from unique addresses. If we did not have such a large database of email addresses, utilizing social media would make more sense.

SIGN BOARDS

We have sign boards at each of our four entrances. The main entrance and Whipple Road signs are visible while you enter the neighborhood. The Long Point Road signs are visible as you exit. Due to the Stormwater Project, the Whipple Road sign board was down for several months. Sign board messages tend to be short and informational, representing our neighborhood in a positive manner.

EMAIL BLASTS

Email blasts are sent out to communicate relevant information to the neighborhood. This year we sent out blasts such as:

- *Holiday / Storm collection Schedules*
 - o You may see a lot of these type of email blasts, but they are extremely important to communicate as Garbage/Trash/Recycle items along our curbs

have a huge impact on the impression of our neighborhood. It is not aesthetically pleasing to have material out longer than necessary and poses safety issues as vehicles, bikers and pedestrians have to navigate around any large amounts of debris.

- Our current collection schedule for yard debris will most likely be delayed due to the excessive amount of debris from Hurricane Dorian.
- We also implemented a Spring Cleaning program this year. This allowed residents to put out yard debris during a select weekend in the spring when debris is more abundant.
- Please note that the Town is responsible for Garbage/Trash and the County is responsible for Recycling.
- *General Information*
 - ADAR Process, Board Meeting Reminders
- *Courtesy Notices*
 - Community Yard Sale, JME Open House, Snee Farm Country Club Summer Events (Swim Meets, Rice Planters Golf Tournament), 4th of July Parade, Annual Turkey Trot, Lucy Beckham High School Update
- *Safety Notices*
 - Crime Prevention Reminders, Golf Cart Laws, Speed Limit Reminders, Bike Safety Presentation
- *Maintenance / Project Notices*
 - Stormwater Improvement Project, Styrene-Based Resin used to line pipes, ACC Approval, Master Landscaping Plan, Entry Sign Designs/Feedback, Road Detours

In every email blast, just under the header, we have added main menu links to our website. This guides you to access items such as the Meeting Minutes, the ACC Request Form and the neighborhood guidelines (ADAR).

An archive link of email blasts can be found on the home page of the Snee Farm Community Foundation website at www.sneefarmcf.com.

If you would like to subscribe to the email blast, you can either email Mario Rasgo – Communications Chair at mrasgo@sneefarmcf.com with your:

Full Name
Preferred email address
Snee Farm address

OR... self-subscribe using the link located on the home page of SneeFarmCF.com.

If you would like to send an email to the entire Board, the email address is board@sneefarmcf.com.

WEBSITE

The website was designed to be a resource for residents providing information regarding:

- Our neighborhood standards and processes set forth in the Amended Declaration and Restrictions document (ADAR).
- The Board of Directors and Foundation meetings
- The efforts of the various committees
- Annual Assessments
- Information geared at getting to know our neighborhood better

We have also added a pages specific to some current projects:

- Stormwater Improvement Project
- Master Landscaping Plan
- Entry Sign Designs

Question: Are solicitors allowed in our neighborhood?

No. Solicitation of any kind, including religious groups, is not allowed in Snee Farm. The TOMP allows religious solicitors, but according to Morgan Bryant, Attorney, Snee Farm is like a “club” and the Town rules do not apply to private association clubs.

- The police have stated that solicitors are sometimes canvassing the area, noting who is/isn’t home.
- Please contact Jeremy Burnham at 843-367-9202, if you need help with this.

Question: Concerning the rough pavement area at the corner of Farm Quarter and Casseque Province, when will it be repaired? This homeowner has reported this area to the TOMP twice.

Mario responded that he has taken pictures of this area and sent them to the State several times for the same reason. It is felt this concern is a State issue. When reported, the complaint is added to their list. We have no further information at this time.

Compliance - TJ DelDuca

The Compliance Chair is tasked with enforcing the ADAR, but is not able to make changes to it.

The two most common violations throughout the neighborhood are:

- 1) Putting trash/debris and recycling out too early, rather than the evening before pickup
- 2) Leaving boat trailers in one’s driveway too long. Boats are allowed to be in a homeowner’s driveway for 7-14 days for maintenance purposes only.

If you have any questions or special circumstances, please contact TJ at 908-309-4645.

After working with the three biggest violation offenders in the neighborhood, we have recouped approximately \$10,000 in fines.

Question: It is less expensive for people to leave their boats in their driveways than to pay for storage. Can the \$20/day fine be increased?

The Board is limited by the Amended Declaration and Restrictions (ADAR) and By-laws, which were last revised in 1999. These documents prohibit a fine greater than \$20.

- **2/3 of all 891 homes in Snee Farm would have to agree to amend the By-laws.**

- Work on revising the ADAR has been discussed.

Question: Are short-term rentals allowed in Snee Farm?

No. They are prohibited. The resolution regarding short-term rentals has been filed, posted on the website and is in effect.

- We are aware of violations and continue to fine and stop the practice.

Question: Are you allowed to park overnight on the street or in a cul-de-sac?

No. You are allowed to park on the street until dusk. You may then move your car to the street at dawn.

- If you see such a violation, please take a picture of the vehicle and send to
 - tdelduca@sneefarmcf.com or 908-309-4645.

Foundation Member Comments:

New Entrance Signs: Has the sign design been finalized for the entrances off Long Point Road?

Three design concepts were posted on the website for feedback. It was nearly a tie between two of the designs. The Board elected to have the Landscape Architect (OSD) make the final selection. This design has been posted on the website.

Are the new homes being built in Snee Farm Village going to be part of our HOA?

They have told us that they want to be part of our HOA, but they are telling prospective buyers that they will be their own HOA. We don't know the answer to that question.

- In the future if they want to become part of our HOA, there is a process for that – they have to petition and the terms are negotiated. We would make a decision at that time, if this were to happen.
- It is private property, so they have no obligation to be part of our HOA. The way they are marketing it, their HOA will do all the maintenance of their property. They will have on-street parking.

ELECTION RESULTS

The three Board members elected are:

Jeremy Burnham
Adrian Cain
Jonathan Wilbourne

The meeting was adjourned at 8:16 pm.

Executive Session – September 11, 2019

Welcome to new Board members Adrian Cain, Jonathan Wilbourne
and return of Jeremy Burnham

Committee Chair Positions:

After discussion of the different committee/officer responsibilities and agreement among Board members, the following volunteered to be responsible for these positions:

President - Steve Hurst

Vice President - Jenny Hilton

Treasurer - Adrian Cain

Committee: Michael Hagedorn

Secretary - Jodi Daniels

Alternate: Kathi Pogorzelski

Architectural Control - Jeremy Burnham, Chair

Committee: Dorothy Clinton, Dottie Teetor, Jodi Daniels

Communications - Mario Rasgo, Chair

Compliance - TJ DelDuca, Chair

Landscape - Kathi Pogorzelski, Chair

Committee: Dottie Teetor, Dorothy Clinton, Jodi Daniels

Maintenance - Jonathan Wilbourne, Chair

Committee: Ed Hutson

Security - Jonathan Wilbourne, Chair

Welcoming New Homeowners

A greater effort will be made to obtain new homeowner contact information and to welcome them to the neighborhood. This will include delivery of a hard copy of the ADAR.

- A record will be kept of these visits and/or attempts to call on new homeowners.

ACC and Restriction Policy

The Architectural Control and Compliance Committees need direction and support from the entire Board in developing a policy to manage:

- 1) Homeowners who continue to defy the covenants
- 2) Homeowners who make changes without going through the proper ACC process

ADAR Revision/Amendment Needed

When the ADAR was last revised in 1999, only a *minimum* square footage for a house per lot was recorded. The ADAR also needs a *maximum* square footage per lot.