Snee Farm Community Foundation

Monthly Meeting: June 16, 2026

June 16, 2026 / 6:00PM / SF Club or Virtual

Call to order: 6:01pm pm ET by Craig Cignarelli

Board: Craig C, Katie B, Jeremy B, David B, Mario R, Nicole B and Nicole C
Guest: John Eysen

I. BOARD MEETING MINUTES APPROVAL- Delayed to online or next meeting
   A. Motion:
   B. Second:
II. BOARD MEMBER UPDATES

TREASURER: Mario Ragso

- Mulch budget was about $20k last year and we budgeted the same.
- Assessments: 800 of 890 have paid and we are continuing to follow up on the unpaid
- Reserve Funds: Money market balance is $280k, 12-month CD balance of $272k, and a checking account balance of $55k
- Potential Special Projects: Gazebo replacement and Highway 17 entrance

MAINTENANCE: David Bowen

- Met with Allen Duncan, who represents Pleasant Places, and asked him to present a proposal to replace dead or dying azaleas at the front entrance. The board has approved the proposal. This will be completed in the next couple months. He will also work with the irrigation company to ensure we have enough to water the new plants.

ACC: Jeremy Burnham

- Violations are increasing due to lack of permits. If you are building anything without a permit, signage from contractors, sporting equipment, as examples, you are in violation.
- If you have received a letter and would like to discuss, please reach out.
- The board and ACC role is to enforce the ADAR. We are not here to change or dispute the ADAR. In order to change the ADAR there needs to be ⅔ of the homeowners (590 homeowners) to sign a petition to approve the change. Anyone in the community is able to start a petition and we can connect you with the HOA attorney to help guide you in the process.

RESTRICTIONS: Nicole Cain

- Our property management is doing a good job with their drive throughs to check on the neighborhood. There are certainly disagreements and some are violations in error for the wrong property. Please reach out with any questions.
- There were 210 violations in the past month based on two drive throughs.

VICE-PRESIDENT: Katie Brennan

- We have an antiquated fine structure and it does not support current culture. Many times our homeowners choose to ignore violations and fines, that doesn't mean the HOA isn't attempting to enforce the ADAR.

COMMUNICATIONS: Nicole Buggie

- Too many complaints about the jokes from homeowners so they were stopped.

PRESIDENT: Craig Cignarelli

- There are complaints on both sides, the HOA not doing anything and the other side saying we aren't doing enough. We are doing the best job we can and we ask for your support. We ask that very aggressive emails and personal attacks are stopped.

RAVENEL ASSOCIATES: John Eysen

- Works in direct association with the HOA board and we are following the governing documentation. Please reach out with any questions.

SECRETARY: Carrie Domico

- Not present

MAINTENANCE: Will Herndon

- Not present

Closed: Motion to dismiss; 6:58pm