

SNEE FARM COMMUNITY FOUNDATION
Annual Meeting and Election
October 5, 2017- Snee Farm Country Club - 7:00 PM
MEETING MINUTES

President Hurst called the meeting to order at 7:00 PM.

Board Members Present: Steve Hurst, Brian Eanes, Michael Hagedorn, Dorothy Clinton, Dottie Teetor, Ed Hutson, Mario Rasgo, Jeremy Burnham **Absent:** Don Campbell

Others Present: Jessica Turner: Southern Community Services
 Ryan McCabe: McCabe Trotter and Beverly
 Emily Raby: Town of Mount Pleasant Stormwater
 Hilary Repik: Town of Mount Pleasant Stormwater
 Jerry Barnett, Security Chair
 Scott May Town of Mount Pleasant Police Department

Introduction of: Directors and guests

Quorum Confirmation -Jessica Turner of Southern Community Services established that a quorum was present or had had ballots submitted.

Presidents Comments

Welcome and thank you for attending. I'm sorry for any inconvenience the re-scheduling may have caused. Before we get into this evening's business, I'd like to give you a brief overview of 2017:

Our focus this year has been financial. We initiated a competitive bidding process and commissioned an independent reserve study to guide us in future budgeting. We did not initiate any capital projects and were conservative in maintenance spending.

Our two largest vendors were changed this year: Forever Green Landscaping and Southern Community Services Property Management. Although we are still in the integration process, we're very pleased with the progress.

We have just received confirmation that the Snee Farm Village project is expected to break ground in a matter of weeks. Brightwater Homes of Atlanta is a small developer of higher-end custom homes. They are anxious to share their plans with us in early November when remaining details are resolved.

We anticipate the Snee Farm Stormwater project will begin in the next few months. Hillary Repik will provide details.

Two of our Board Members have completed their terms: Brian Eanes and Don Campbell. I want to thank them both for their service and both will be missed.

Guest Speakers

Hilary Repik - Town of Mount Pleasant Stormwater

Hilary Repik for the Town presented an update on the Snee Farm rehabilitation and improvement project. It has been worked on for many years. Maintenance, repair and replacement is ongoing. 2012 assessment revealed that much work needed to be done. This will have an 8 million dollar price tag. A low interest loan source was found which included a water quality protection clause. Flooding after storms was also included as part of the project. Two exhibit maps were presented. Goal is to minimize pipe and drain problems through various methods. Some will have internal liners, other will have to be dug up and replaced. Whipple Road involves larger pipes being installed and an expansion of the retention pond on the other side of Whipple Road. Additional storm water storage, using a bio retention pond, involves using some Snee Farm property along Indigo Cut. A bio retention pond is designed to temporarily store water during heavy rains and dry out within 72 hours. Schedule is to complete easements as quickly as possible. Construction permits are complete and work is being put out for bid. The Town will have a liaison to communicate with homeowners directly affected by the project (i.e. where trees and fences are impacted). Project updates will come regularly. Hilary offered to meet with folks independently if they choose. Questions were asked and answered.

Steve Hurst explained that an informational meeting will be held and homeowners advised of said meeting.

Officer Scott May - Mount Pleasant Police Department

Issue of concern to homeowners has been an increase in car break-ins and thefts. The biggest problem is that cars are left unlocked. Many vehicles have key fobs, left in cars and then it is an easy thing to have the vehicle stolen. He emphasized that the problem can be solved by folks locking their cars.

Citizens are encouraged to call the police if they see something out of the ordinary.

Committee Reports

Security

Jerry Barnett reinforced the information provided by the MPPD.

Landscape

The past year has proven to be a challenging one for landscape in Snee Farm. In March, the Ashcrafts resigned after many years of providing our landscape maintenance. We are grateful for their years of maintaining and beautifying Snee Farm.

The Ashcraft resignation occurred at the beginning of the growing season, so it was a challenge vetting and hiring a new contractor. We are now using Forever Green. They have a large presence in the Mt. Pleasant area. The timing of the change was difficult for Forever Green, as they had to catch up with the spring growth as well as learn our property.

Tommy Boals of Mt. Pleasant Tree and Shrub continues to maintain the trees throughout Snee Farm. Their maintenance has proven to be money well spent, as we had virtually no tree damage during hurricane Irma.

P.O. Meade, who provided his supervisory expertise for our Snee Farm tree maintenance for many years, died recently after a prolonged illness. He will be missed by many here and in other states as well.

Rainfree Irrigation services our irrigation system as they have for many years.

We had a power outage at our front entrance this summer which lasted for over a month. It was a SCE&G problem. It affected our entrance lights and irrigation system. They eventually fixed the problem.

Heavy rains this summer have presented a problem for the landscape maintenance, causing Forever Green to have to return repeatedly to mow when the ground wasn't too wet for the mowers.

We replanted the section of trees and shrubs along our side of the Beaumont fencerow on Parkway that were cut by someone last year. The trees and shrubs were removed by someone not from Snee Farm.

It is a pleasure living in our beautiful Snee Farm community. I hope you enjoy it as much as I do.

Architectural Control

Jeremy reported that the on-line submission system has been a useful method to receive requests. 95% of requests are received and responded to within a 48 hour period. He cautioned that homeowners who do a submission and then are not contacted should call to check. He also reminded homeowners that permits are needed for any exterior work- and that includes tree cutting and replacement of roofs, etc. He also explained that there is a large construction project on Law Lane and that permission has been given for construction vehicles to be parked on the lawn so as not to impede traffic flow.

Restrictions Compliance

Don Campbell was not present. Jessica Turner of SCS advised that the protocol is to give a warning for first infractions and then to issue fines if there is a recurrence. She explained that the compliance person drives through once a week and that notices of restrictions are made by both email and letter.

A number of questions came up. The suggestion for solving the cat problem in Snee Farm Gardens was that a call be made to the Feline Freedom Coalition. 843 834-4764. This individual will capture and remove cats. It was suggested that this might help solve the issue.

Maintenance Report

Contracted lake and pond maintenance continues to be performed by Estate Management Services. Irrigation maintenance and repair continues to be performed by Rainfree Irrigation. Electrical repairs have been performed by Mt. Pleasant Electric. The chain link fence between Snee Farm was refurbished by AAA Fence.

Finance

Michael Hagedorn explained that there are three areas of primary concern for the finance committee:

1. Is the assessment staying the same
2. Are the reserves adequate for the needs of the infrastructure
3. Are the funds well-managed.

A change in the property management company was necessitated after a close examination of financial situation. Today, the Association reported \$325,000 a year to be managed. Spending is about 97% of what comes in. Any infrastructure concerns: ponds, entrances, monuments have been addressed through a Reserve study that was done for the first time ever. This evaluates all the financial concerns of the Foundation. Knowledge of what is needed to maintain the property is key, so that the assessments and fund can be managed.

Bathymetry study revealed that ponds will need to be maintained. The Town will be working on stormwater system and the lakes are part of that system. The Town, golf course and Association will work together on this.

Reserves have been increased by 37% over last year. Thanks to the Southern Community Services for their aggressive collection policies. The long standing AR has been reduced by 28%.

Financials and expense control have been a priority for the Board. Goal is to provide a significant amount to go into reserves. Reserve study showed that we are adequately reserved at this time and we look toward improving capital funds for upcoming projects.

A number of questions were fielded about the specifics of the report and Michael explained that he is happy to share information to any member who requests it.

Communications

The communications committee provides information regarding activities that affect our neighborhood or of interest to the residents via the entrance sign boards, email blasts or foundation website.

Sign Boards

We have limited space for messages, so these tend to be abbreviated reminders. More information is typically available via an email blast or on the website.

Email Blasts

Email blasts are sent out to elaborate sign board messages and to communicate relevant information to the neighborhood. This year we sent out blasts such as:

- Holiday/Storm Collection Schedules. 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 and poses safety issues as vehicles, bikers and pedestrians have to navigate around any large amounts of debris.
- Golf Cart Incident

- Courtesy notices - Community Yard Sale, JME Open House, SFCC Summer Events (Swim Meets, Rice Planters Golf Tournament)
- Safety notices - Crime Prevention Reminders, Golf Cart Law, Speed Limit, Golf Cart Incident, 2017 Eclipse
- Maintenance/Project notices - Stormwater Improvement Project, ACC Approval

An archive of email blasts can be found on the Snee Farm CF website.

If you would like to subscribe to the email blast you can e-mail Mario Rasgo - Communications Chair at mrasgo@sneefarmcf.com with your:

- Full Name
- Preferred e-mail address
- Snee Farm Address

Website

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

- Our neighborhood standards/processes set forth in the amended declaration and restrictions document
- The board of directors and foundation meetings
- The efforts of the various committees.
- Annual Assessments
- Information geared at getting to know our neighborhood better.

Election of Directors

Brian Eanes , Chair of the Nominating and Election Committee, reviewed the procedures followed in the election process- according to the 1999 Amended Declarations and Restrictions . The members of the 2016-17 Nominating Committee were Brian Eanes , Dottie Teetor, Steve Hurst, Jerry Barnett, Erble Creasman and Chris Ward

There are 3, 3 year terms to be filled. Four applications were received. Interviews were conducted on September 19 at SFCC by the Nominating Committee and three applicants deemed to be excellent candidates were placed on the ballot. They are: Mario Rasgo, TJ DelDuca and Jodi Daniels. All applicants must be on the deed of the Snee Farm property owned and must be a foundation member in good standing. Brian asked for nominations from the floor; as there were none, the motion was made to close the nominations, seconded and a unanimous yeas passed the motion. The candidates spoke briefly except for Jodi Daniels, who was unable to attend. All were thanked by Steve Hurst for coming forward to serve. The ballot process was reviewed. Voting commenced and was closed when all ballots had been counted by SCS personnel.

Results of the election would be posted on the signboards at entrances and the website.

Steve thanked the committee for their role in the process and announced The Board's appointment of the 2017-18 Nominating Committee. Committee members, including returning members and replacements as needed to do so, to maintain a Committee of seven members including the Chair, which must consist of no less than two Board Directors and at least one Class A Member of the Foundation as stipulated in the By-Laws They are Brian Eanes , Dottie Teetor, Jeremy Burnham, Erble Creasman and Chris Ward.

Foundation Members Comments

- Don Cameron 865, 861 Farm Quarter requested help with drainage across the golf course It was established that this is part of the stormwater study.
- Nick Mead at 1006 Planters Curve asked that an attempt be made to change ADAR with regard to yard debris and boat storage.
- Update on Air B&B – a reminder that this is still in violation and will be addressed.
- ACC requests now made electronically will still be visited if needed.
- L. Frierson 802 Fram Quarter objected to yard sheds. He was asked to provide specific addresses of violations

Meeting adjourned at 8:45 PM