

Snee Farm Community Foundation

Monthly Meeting: September 16, 2025

September 16, 2025 / 6:00PM / SF Club or Virtual

Call to order: 6:04pm pm ET by Adrian Cain, President

Board: Adrian Cain, Katie Brennan, Mario Rasgo, Craig Cignarelli, Nicole Buggie and David Lane

Guest: John Eysen

- I. BOARD MEETING MINUTES APPROVAL
- II. BOARD MEMBER UPDATES

Motion to approve last year's annual meeting minutes; Proposed by Katie B; second David L; Approved

RAVENEL MANAGEMENT COMPANY: John Eysen

- Out of almost 900 homes in Snee Farm, we have almost 26 homes delinquent in payment for 2025 annual fees. Notices have been sent out all year and we ask that the homeowners please communicate with us so we can help set up a payment plan if needed.

TREASURER: Mario Rasgo

- Financials are healthy. Each year we are allowed to increase our homeowners assessments to the CPI which is currently 2.7%. We have decided that since we are in a good position, we don't need to increase the full 2.7% but instead increase by 1.7% and that will make the 2025 assessment \$410.
- In our annual budget we do not have a line item for fines as we do not believe in planning income from that channel.
- We invested \$250k in a money market account two years ago and we currently have \$275k. We also invested \$250k in 12-month CDs and we currently have \$275k. In total we have \$550k in investments but unfortunately we are taxed on these and taxes went from \$2 to \$6k.
- We also have a reserve account which has \$133k. So currently we have almost \$700k in reserve funds.
- We have \$309k in our operating account and when I look at prior years, the spend from September through December is approximately \$110k so we are covered.
- In regards to our lien process, if a homeowner is two years late on assessments or over \$900 in fines, we are allowed to put a lien on the home. We do not like to do this because it's an additional \$500 in legal fees by the homeowner, owed to the

homeowners association. You will also still owe the late fees on your account. We ask that you please communicate with us and we will do our best to work with you.

- Lakes: We treat from March to October depending on the weather. We treat algae, weeds, apple snails, etc. to keep them healthy and don't fill in with debris. This helps us avoid having to dredge the lakes. We share the maintenance cost of the lakes with the club.
- Mailboxes: if you need maintenance of your mailbox you can do it yourself or hire Jerry Barnett. Here is where you will find his information and requirements around maintenance. (<https://www.sneefarmcf.com/mailbox-information>)
- Drainage Ditches: Please do not put debris nearby drainage ditches nor allow your landscapers to do this. All this debris will end up in our lakes and this will lead to us having to dredge the lakes sooner than later.
- Debris: Do not put debris on the cement drainage tops because the machine claws that pick it up will damage it and have done so already on a few streets.
- Golf Course: This is private property. Remember to stay off the course and path, especially when people are golfing as you can be injured and you are also in the way of their play.
- Front Entrance: We are looking at some quotes to see how we can improve the entrance prior to the stop light being installed.
- AT&T: They are supposed to be installing additional new fiber optic service but we have not seen it yet.
- Gazebo Maintenance: We are attempting to fix some rot to keep it as safe as possible while we evaluate its future.
- Trash & Maintenance: Reminder the town is responsible for weekly trash pick up and recycle pick up is the responsibility of the county. Pick up days may vary during holidays so please be aware. Sometimes the town delays a day but the county does not. Please put your trash cans out and bring them back within our ADAR rules.
- ACC Requests: Please remember there is a form on our website to request approvals. We do have a 30-day turnaround time but it's typically much faster than that. (<https://www.sneefarmcf.com/acc-form>). Note that we are attempting to avoid too many white houses within the neighborhood. Note that our guiding principle is if there is a house next to you or very close by, we will likely deny your request for white.

COMMUNICATIONS: Nicole Buggie

- We have some upcoming events: Red Balloon Sale, Halloween and Christmas activities. We'll continue to promote those via communications.

VICE PRESIDENT: Katie Brennan

- Last year we shared a list of streets, not individual homes, and the fines associated with that street. We were unable to get that list for this meeting but commit to a future meeting. We do submit fines but many go unphased by homeowners due to the low fine fee. We are not sympathetic to those homeowners, we have our hands tied due to

limitations in our ADAR. If you see a violation please send a photo to John Eysen (jeysen@ravenelassociates.com) and note the home address.

LANDSCAPE: David Lane

- We have tree clean up work underway and there is some landscaping being completed at Garden Way.

COMPLIANCE: Craig Cignarelli

- Works closely with John Eysen and others to ensure we review violations and discuss with owners as needed.
- We are currently defining a policy for the neighborhood regarding e-bikes and safety.
- There are many homes being remodeled and we ask that you do your best to have the contractors park in your driveway to avoid any safety issues along the road.

PRESIDENT: Adrian Cain

- Our bi-laws and ADAR are outdated, it takes a $\frac{2}{3}$ vote to change them and we have 891 homes. We continue to raise the need to update them but the board has not had the time to organize this. We welcome a homeowner volunteer to help lead this effort.
- We have worked closely with legal counsel to ensure we are working within proper protocol in how we execute our bi-laws and ADAR. We have developed new policies and those are posted online.
- Speeding is a continued issue and there was a vote within the community to look at potential speed humps and sidewalks but both were voted down by the homeowners. Only homeowners on the potentially affected streets were able to vote.
- We have asked the town if we could pay police officers to do additional rotations through our neighborhood that we would pay for, but we were turned down. Please remember to lock your vehicle doors and take the necessary steps to keep your homes safe. Please call the police first if you have an issue.
- Traffic Light at Highway 17 and Snee Farm Parkway: It could be at least two years before this is implemented but the town has committed. It's a two year approval process and it may require a change to the layout of the entrance, potentially a removal of the island, changes to brick, etc.
- Examples of future expenses:
 - We own the fence along Snee Farm Parkway. It will need to be repainted every 5-7 years and that will cost about \$60-70k.
 - We own the fence along Whipple Road and have been discussing options to repair/replace. There is an option to work with the town and they will allow us to subsidize the cost of a new fence. So we have held on doing anything new while we vet out the options. Ranges from new options to fix the current fence to a completely new fence built with composite, ranged from \$70k-\$380k.

- Gazebo: It has significant rot and needs to be fully replaced. We have developed a task force to determine next steps.
- Dredging the Ponds: Sometime in the future we will need to dredge the ponds and it is very expensive. As you have seen we are trying to be strategic with it and doing our best to maintain the ponds as best we can.
- Hurricanes: We also keep reserves just in case we have a hurricane. We have insurance but depending on the level of disaster, coverage varies.
- Miscellaneous:
 - The HOA owns:
 - Home lots that run along Snee Farm Parkway and the first hole of the golf course. We do not have any plans to build on that property.
 - All the ponds, finger islands that have nature paths through the ponds and the small spaces/circles.

Election of New Officers:

Will Herndon, Jeremy Burnham and Nicole Cain.

There were no nominations from the floor and there was a move to close voting from the floor.

Motion by Katie B, second by Adrian C.

There were sufficient votes from homeowners and board members present to create a quorum.

Motion to accept the nominations, Katie B motion, Nicole B second. Accepted and approved.

Closed: Motion to dismiss by Katie B /Second , 7:13pm