

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Monthly Meeting
August 20, 2019 – Snee Farm Country Club - 6:00 pm

MEETING MINUTES

President Hurst called the meeting to order at 6:00 pm.

Board members present: Steve Hurst, Ed Hutson, Michael Hagedorn, Mario Rasgo, Jenny Hilton

Absent: TJ DeDuca, Jeremy Burnham, Jodi Daniels, Kathi Pogorzelski

Minutes approved: July Monthly Meeting Minutes approved electronically.

Invited guests: Sue Shunk, Property Manager, Southern Community Services

Property Management Report: Sue Shunk, SCS

- 1) The Annual Meeting packet was mailed. We have received 10-15 proxies to date.
- 2) There were 218 violations this month.
- 3) Homeowners can view their accounts and make payments via the SCS portal.
 - a) Go to <https://www.sneefarmcf.com/association-management> and click on the Access Portal button. You will need your account number, located on your last assessment invoice, to register.

President's Comments: Steve Hurst

- 1) On July 17 the Board interviewed several homeowners to serve on the Nominating Committee. One homeowner was chosen for 2019 and three for 2020. Thank you to all those who volunteered.
- 2) The Nominating Committee met on July 24 to interview candidates for open Board seats. Four were chosen to be placed on the ballot. Thank you to all who applied.
- 3) An Executive Session was held on August 9. The following topics were discussed:
 - a. A certified letter was sent August 8 to SCS citing contract deficiencies and requesting 30 days to remedy.
 - b. TOMP Stormwater Project is willing to pay a reasonable amount to restore the irrigation at Indigo Cut. Rainfree Irrigation will be providing a quote.
 - i. This is good news, as we did not expect any help with this.
 - c. The Country Club would like to change the lake and pond vendor. Their preferred replacement is \$1100 monthly, compared to \$1144 currently. The Board had no objection.
 - i. SFCF manages this contract, but share it with the CC. The CC reimburses SFCF for half of this amount.

- d. Jenny Hilton had previously agreed to fill one of two Director seats on the 2020 Nominating Committee and Mario Rasgo agreed to fill the second.
 - e. The Board agreed to award the landscape construction and maintenance contracts to Artigues Landscape.
 - f. Mario Rasgo reported that the website comments on signage were very favorable. Voting on Long Point Road designs were a tie between A and C.
 - i. It was agreed by the Board to let our landscape architect break the tie.
 - g. There was a discussion regarding the timing of awarding the Landscape Project contracts and whether this should be deferred until the new Board is installed.
 - i. Provided everything is in order, it was agreed that it should not.
 - h. There was a discussion of voting rights for those homeowners with a balance due.
 - i. Historically, if a homeowner had a balance due, they were not eligible to vote in an election or to be counted toward a quorum.
 - ii. As of August 17, out of 891 homeowners, this would disqualify 83 homeowners.
 - iii. Our By-Laws allow the Board to make this decision.
 - iv. There was no conclusion pending review of accounting.
 - i. Seacoast Church made an informal offer to purchase the Whipple Road field. They offered to gate, landscape and blacktop the property for limited use as overflow parking and offered \$5,000 for that privilege.
 - i. There was no interest in the offer.
- 4) On August 16 Michael Hagedorn and I met with the Regional Manager of Southern Community Services (SCS) to discuss our dissatisfaction. The new parent company, CAMS, has a very different property management model than what we contracted for. I am not optimistic that these differences can be resolved.

Security: Ed Hutson

- 1) Snee Farm Gardens had three incident reports:
 - a. A home break-in where a patio door was slashed and an item was stolen from the house.
 - b. Two disturbances at the same address
- 2) Plantation Lane had two incident reports:
 - a. Mailbox vandalism
 - b. A breach of trust
- 3) Law Lane:
 - a. An unlocked car break-in

Finance: Michael Hagedorn

Inaccurate Financial Reports:

- 1) On 8/1, after itemizing errors in the financial statement, I had a 90-minute conference call with CAMS' accountants, Amy Brimmer and Michael Hom, and their Collections

representative, Sheri Cothran, to address the shortcomings of the Vantica property management software and the ongoing errors in the financial statements and formula errors in accounts receivable. They acknowledged these errors and committed to correcting them.

- 2) On 8/7 the Board met in an Executive Session and voted to send to SCS a notice of default and a 30-day notice to cure, as is required by SFCF's contract with SCS prior to termination.
- 3) On 8/8, after consulting with SFCF's attorney, a certified letter was sent to SCS, itemizing their deficiencies and putting them on notice.
- 4) On 8/16 Steve Hurst and I met Lance Govang, the new Regional Vice President for SCS, during which he acknowledged receipt of SFCF's notice of default and acknowledged that our concerns were valid and that CAMS was working diligently to resolve them.
- 5) As of 1:00 pm today, I have not received the July financial statements to review for tonight's Board meeting, so I have no report regarding the financial statements.
- 6) I intend to make a motion that unless all of the itemized deficiencies are cured within 30 days, that SFCF proceed with the termination of SCS.

Landscape Project:

Despite the above, SFCF is prepared financially to pay in full for the expanded landscape and entrance sign project with funds that are vested separately from SCS.

GOBI Lawsuit:

Since I am a primary witness and my SFCF email is a depository of evidence, I intend to make the motion that my account remain active, after my term on the Board ends in September, until the lawsuit is resolved.

Vehicle Crash at Main Entrance:

On 8/15 a vehicle crashed into the Snee Farm Hwy. 17 entrance sign, damaging the structure between the two brick pillars. According to our sign mason, the pillars are structurally sound. According to MPPD, the driver was not seriously injured. I have filed an insurance claim.

Maintenance: Steve Hurst

Contracted lake and irrigation work continue on schedule. We are aware of the outages, partially due to the new gas line and the Stormwater Project. Electric and irrigation issues should be resolved when construction on sign and landscape work begins.

Landscape: Kathi Pogorzelski (via email)

Forever Green continues weekly cleaning, weeding and pruning pending start of the Landscape Project.

Restrictions: TJ DelDuca (via email)

Violations for this month remain similar to past months. I requested SCS to do a full tour of the neighborhood on Mondays, rather than partial tours each day.

We have had numerous issues with fines going out prematurely from SCS, due to accounting errors. Michael Hagedorn has been working to rectify.

Communications: Mario Rasgo

Communications via email blasts are as follows:

1) Entry Sign Final Designs

- a. This informed everyone we have gone through the creative process to develop final designs for the Main and Whipple Road entrances. Illustrations and a 3-D rendering were included. We received very positive feedback regarding the final designs for both of these entrances.
 - i. The evolution of the designs can be found at sneefarmcf.com/entry-sign-designs.
- b. It also included three design options the Board is considering for the Long Point Road entrances.
 - i. The favored design options for these entrances were split between option A and C.

2) Board Meeting Reminder

- a. This reminded residents of tonight's meeting. Since we had some very interesting and significant information from July's meeting, we included highlights and links to our website so everyone could view the minutes and learn more.

3) Annual Meeting Packet

- a. We will be sending out an email blast with information regarding the annual meeting packet that you should have already received by mail. If you did not receive a packet, this email will provide information to get a copy. We will also be updating the website with this information.

LANDSCAPE PROJECT UPDATE: Steve Hurst

The landscape construction contract has been awarded to Artigues Landscape and is projected to begin early September. The cost is \$507,882. It is expected to be completed by the first of the year.

Signage designs are complete and are out for bid. There is potential for modification, pending bidding results. The main entrance sign, which has already been bid, is scheduled to begin early September.

NEW BUSINESS:

- 1) A motion was made by Michael Hagedorn that if SCS fails to cure within 30 days, which would be September 8, that we give them written notice of termination.
 - a. Seconded and passed by the Board unanimously.
- 2) A motion was made by Michael Hagedorn to keep his email account active until the GOBI Lawsuit is resolved. Mediation is scheduled for October.
 - a. Seconded and passed unanimously.
- 3) Discussion occurred regarding the Board's decision to suspend a homeowner's right to vote is they were delinquent in paying assessment fee(s), violation fines.
 - a. Steve Hurst abstained from voting on this issue in order to allow absent Board members to be involved in this discussion. Tabled for future meeting.

The meeting was adjourned at 7:08 pm.