

SNEE FARM COMMUNITY FOUNDATION
Annual Meeting and Election
September 20, 2018– 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, T. J. Delduca, Michael Hagedorn, Dorothy Clinton, Dottie Teetor, Ed Hutson, Mario Rasgo, Jeremy Burnham, Jodi Daniels

Others Present: Jessica Turner: Southern Community Services
Ryan McCabe: McCabe Trotter and Beverly
Sarah Mittermeier: Town of Mount Pleasant Storm Water
Sgt. Christopher Rozier: Town of Mount Pleasant Police Department
Evan Brandon: Outdoor Spatial Design

Introduction of: Directors and guests

Quorum Confirmation – Ryan McCabe of McCabe, Trotter and Beverly established that a quorum was present or had had ballots submitted.

Presidents Comments:

Welcome and thank you for attending. Invitation was extended to all to come to the monthly meetings. Dates are posted on website. After each speaker there will be time for questions and answers. Board members were introduced. Guests were introduced.

Guest Speakers:

Sgt Rozier Liason officer for Mount Pleasant Police Department spoke of security issues and explained that Mount Pleasant had been hit hard: that there were three stolen vehicles, materials stolen from vehicles and asked that neighbors cooperate by locking their vehicles as these break-ins are almost always from unsecured vehicles. He also asked for cooperation from neighbors who should be looking and watching. He suggested installing motion lights, cutting back shrubbery, etc. so that there is increased visibility. He also said that MPPD has noted speeding on some roads and has had officers patrolling in the area.

Sarah Mittermeier of Mount Pleasant Stormwater Project explained that the work is progressing well. She was willing to answer questions about scheduling. It was explained that the need for new pipes was due to the age of the existing and the capacity (or lack of) was needed to increase so that they could move more water. It was explained that the project should be completed within 18 months. It was explained that stakes indicate areas of easement which may involve removal of anything in the way. This will not completely alleviate flooding issues but will improve them. There will be road closures along Whipple Road, but it is hoped that most of this work can be done at

night. There is a Facebook page and a project page available if people would like to track progress of the project.

Evan Brandon of Outdoor Spatial Design presented plans approved by the Board for the renovation and replacement of entrances and bridges in the neighborhood. His presentation involved pictures showing signage and plantings to be placed at all entrances and on the bridges. This is a project which is funded, will not require any assessment by the homeowners and will be done in stages. It allows for changes to be made in choosing plantings according to expense and appearance.

Evan answered a number of questions about design, cost, signage etc.

Committee Reports:

Security

Ed Hutson declined to report as it had been covered by Sgt. Rozier

Architectural Control

Jeremy Burnham reported that each request is dealt with on a one-on-one basis. These requests can now be modernized and submitted on-line. There is an effort always to get to the requests within a few days. Some requests are not so simple and can require more time. . A reminder that any exterior changes, structures, additions, tree removals, must go through the ACC committee. The largest problem faced is that some folks are doing work without permits. There have been 93 requests since the start of the year. Jeremy reminded folks that his phone number is available on the website.

Restrictions

TJ Delduca reported that there have been an estimated 1200 violations during the past year. Some of these resulted in letters being sent, others have been fines. . 80% of the violations encountered have to do with yard debris being placed at the curb on the wrong day. He asked that people who have a special circumstance contact him.

Landscape

The creeping fig vines that had taken over the bridge walls at Casseque, Deleisseline and Farm Quarter were removed. It presented quite a challenge. The vines had completely taken over the front and back of the walls as well under the bridges. This

caused the water to backup. This has greatly improved flooding at the bridges, even with our heavy rains.

We are assessing the plant material in Snee Farm. Much of it has been here for years. The longevity of the plant material has caused us to do heavy pruning. This has all come back healthy and green.

Forever Green has settled in and is doing a good job with the landscape maintenance in our community. Our entrance beds are attractive and serve as a welcome to Snee Farm. The Parkway bed looks particularly good.

Rainfree Irrigation keeps our irrigation in order. They have had some challenges with the club project.

Tommy Boals and Mt. Pleasant Tree continue to prune our trees. Parkway Drive looks lovely with his continuing care and expertise.

We are thrilled to have contracted Outdoor Spatial Design for a multi year update of our entrances and common areas. You will see all of our entrances redone, including new walls. Age has taken a toll on the existing ones. Outdoor Spatial Design has an excellent reputation, and we are very pleased to be able to work with them for the benefit of all of us.

Maintenance

Steve reported that contracted lake, irrigation and electrical work was performed throughout the year. The Whipple Road fence was stained. The big maintenance issue includes our entrances which will be addressed by the new master plan.

Finance

My name is Michael Hagedorn and I am your Treasurer. I moved to Snee Farm in May of 2015, I was elected to the Board in 2016, and this is my second year of a three-year term, and my second year as Treasurer. Board members are not employees, we are homeowner volunteers.

Let me start with this year's budget. SFCF is an 1120H HOA Corporation and uses accrual accounting, which means we count income when it's billed and subtract expenses when paid.

2018 Annual Budget

Revenue

- Annual Assessment income from Homeowners \$368/home: \$327,500
- Other income: \$11,858 which includes Whipple Tower rent, Beaumont maintenance fee, Country Club cost share.

Total Revenue: \$339,000. (Not including fines and transfer fees)

Expenses

Budgeted Expenses: \$252,000

Additions to Reserves: \$30,000 in accordance with SFCF's 40-year reserve study completed last year

Total Expenses/Reserves: \$282,000

Net Surplus: \$57,000

How are we doing through 8/31/2018?

Total Revenue is up to \$357,600 due to \$11,400 in fines and \$9,800 in transfer fees. Year to date expenses of \$179,000 including \$22,500 to fund reserves are in-line with the Annual Budget.

Net surplus is expected to be \$57,000 for budget expenses. This Surplus in addition to allocated Reserves will be used to fund a major renovation and beautification of all four entrances to Snee Farm with an estimated budget of \$250,000 for new infrastructure including new signage and monuments and plant material.

How much do we have in the Bank?

SFCF has \$343,000 in cash in our operating account, which is our checking account, up \$87,000 from this time last year.

In three Bank CDs of short maturities, due to rising interest rates, and two Money Market accounts, SFCF has \$591,000 in Reserves, up \$17,900 from this time last year.

How much are we owed?

Delinquent homeowners owe SFCF \$29,800, excluding one highly anomalous longstanding situation in litigation where recovery is unlikely.

SFCF is aggressively pursuing collection of these outstanding debts through our partnership with our property manager, Southern Community Services, and our attorney, McCabe Trotter Beverly. I would like acknowledge Sheri Cothran of SCS for her professionalism and diligence in dealing with these homeowners and Ryan McCabe who is in attendance tonight. Through 9/14/2018, SFCF's collections effort has yielded over \$28,000.

How much do we owe?

Liabilities, other than vendor contracts, are currently \$12,400.

Summing it all up, SFCF is worth \$987,000, up \$97,000 from this time last year.

As I mentioned earlier, SFCF has plans in progress to invest \$250,000 in beautifying our entrance ways. I am confident, given our on-going financial prudence and oversight, SFCF should continue to enjoy net surpluses after operational expenses, without increasing the Annual Assessment, or failing to fund Reserves, while investing in this beautification project.

Lastly, I would like to thank Dottie Teetor, our departing Landscape Chairperson, for her commitment to keeping Snee Farm beautiful and managing our Landscape and Tree vendors and staying within budget.

Thank you for your attention.

Communications

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 foundation website.

Sign Boards

We have taken a new approach and have been posting short messages that better provides a good first impression of our community. Messages such as "Congratulations Graduates" and "Enjoy Your Summer" casts our neighborhood in a better light than previous messages, such as "Alligators and Snakes at the Lakes". While information regarding wildlife is important, an email blast to residents is a better medium.

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. 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 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.
- General Information - ADAR Process, Short Term Rentals Not Allowed, Boone Hall Oyster Roast Traffic, Long Point Road Extension
- Courtesy notices - Community Yard Sale, JME Open House, SFCC Summer Events (Swim Meets, Rice Planters Golf Tournament), 4th of July Parade, TOMP Comprehensive Plan, TOMP Flood Ready Expo
- Safety notices - Crime Prevention Reminders, Golf Cart Law, Speed Limit,
- Maintenance/Project notices - Stormwater Improvement Project, ACC Approval, Long Point Road Closure, Mailbox Maintenance, Whipple Road Fence, SF Gardens Resurfacing

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

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

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/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.

We have also added a page specific to the Stormwater Improvement Project. It provides general project information and links to the Town's Sneer Farm Project website pages including the Glossary, FAQs, Maps and Project Updates.

Election of Directors

Mario Rasgo, reported for Brian Eanes, Chair of the Nominations Committee

The Board fulfilled all requirements of the by-laws and the 1999 Amended Declaration & restrictions necessary to hold and conduct this Annual meeting and election.

The 2018-19 Nominating Committee members are: Brian Eanes - chair, Erble Creaseman, Dottie Teetor, Jeremy Burnham and Chris Ward.

There are three 3-year terms to be filled. Six applications were received. All six applicants were interviewed by the Nominating Committee and deemed to be excellent candidates and three placed on the ballot

Are there any nominations from the floor?

Heather Evans has been nominated from the floor

i move now to close the nomination period - Seconded , vote yea , passed.

Member comment was that six people were interviewed and only three were on the ballot.

The candidates spoke briefly

1. Steve Hurst
2. Jenny Hilton
3. Kathy Pogorzelski
4. Heather Evans

The ballot process review:

1. There can be only one ballot per property owner - absentee, or assigned tonight - you must be an owner of record and in good standing.
2. if you completed an absentee ballot prior to the meeting, you should not have received one tonight at registration – if you did, please return it now. pause
3. Altering the ballot may result in it being disqualified.
4. If you have not yet completed your ballot:
Please now vote for three candidates only to fill the three 3-year open seats.
Review your ballot carefully to be sure it is fully completed to avoid it being disqualified.
5. Place ballots in the box if you have not already done so

Discussion involved the voting process, as there were some who wished to change their vote. Ryan McCabe was consulted as to the legality of people changing their votes. If people voted before the meeting, they can vote again and should indicate that it is a second ballot. It was suggested that the Nominating Committee take on a different practice, and that the process be reviewed at a later date.

Motion made to now close the election - Seconded, Passed

The ballots will be counted and verified tomorrow by Southern Community Services and their staff. Results will be posted on the signboards and website.

President Hurst stated that the by-laws require that we announce tonight The Board's appointment of the 2019 Nominating Committee made at the Sept. 19th Board meeting:
Dottie Teetor, Chris Ward, Erble Creaseman, Steve Hurst and Jeremy Burnham - Chair
Alternates: Dorothy Clinton - homeowner and Michael Hagedorn - Board Member

Heather Evans objected to the announced Committee.

Foundation Member Comments

Debra Carrier - 989 Colonial Drive objected to the election process. Stated that it was exclusionary. Wanted to know why the practice was as it was.

Heather Evans - 863 Law Lane explained that she did know of the election process and spoke to neighbors about the possibility of a write-in.

Steve Hurst explained that the Nomination Process is done by secret ballot after the interview process. They are charged with finding the best qualified and the names are placed on the ballot according to the votes made in secret.

Ryan McCabe explained the system of voting as similar to that of a corporation. The purpose of the Nominating Committee is to make recommendations.

Andrew McGlaughon - 1107 Musket Range explained that while the process may seem exclusionary, but if it should be changed, that should happen later and to do so is up to the membership.

Jim Ball - 999 Casseque explained that members who are interested should attend regular meetings.

Meeting adjourned 8:50 PM