

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
September 6, 2016 – Snee Farm Country Club – 5:30 PM
MEETING MINUTES

President Walker called the meeting to order at 5:35 PM

Board Members Present: Jackie Walker, Dorothy Clinton, Dottie Teetor, Brian Eanes, Ed Hutson, Mario Rasgo, Margaret Passailaigue, Steve Hurst **Absent:** Don Campbell

Others Present: Debbie Rogers, A+ Property Management
 Michael Hart, Restrictions Compliance
 Jerry Barnett, Security Chair
 Jeremy Burnham, nominee
 Michael Hagedorn, nominee

Minutes Approved Sept. 24, 2015 Annual Mtg. - Pending

 Dec. 1, 2015 Reg. Mo. Mtg
 Oct. 6, 2015 Reg. Mo. Mtg.
 Jan. 5, 2016 Reg. Mo. Mtg.
 Nov. 3, 2015 Reg. Mo. Mtg.
 Feb. 2, 2016 Reg. Mo. Mtg.
 March 1, 2016 Reg. Mo. Mtg.
 April 5, 2016 Reg. Mo. Mtg.
 May 7, 2016 Reg. Mo. Mtg.
 June 7, 2016 Reg. Mo. Mtg. - Pending
 July 12, 2016 Reg. Mo. Mtg.

Invited Guest – None

President's Comments

Jackie stated that this would be the last regular monthly meeting she would chair. She expressed her thanks to all the Board members, and emphasized the need to maintain a vigilant stance toward all things neighborhood related. She also went on to explain that the Board's purpose is to serve residents on a daily basis and that consistency in all matters is of the utmost importance. She introduced the new nominees and explained that speakers would be present at the Annual Meeting to be held on September 29, 2016

Nominating Committee

Brian Eanes reported that the Committee members were able to complete their task, The members were - Directors: Brian Eanes, Steve Hurst, Margaret Passailaigue and Dottie Teetor; Class A members (not Directors) were Jerry Barnett, Erble Creasman and Chris Ward. The Director Alternate was Don Campbell and the Class A Alternate was Day North. Five applications were received for three open Director 3-year terms.

All nominees were confirmed to be Snee Farm property owners of record by A+ Property Management. The Committee met the evening of September 1, 2016 at the Snee Farm Country Club to interview and evaluate the applicants.

Three applicants were unanimously recommended to be placed on the 2016 Election Ballot in alphabetical order as follows:

Jeremy Burnham	1174 Plantation Lane
Michael Hagedorn	960 Casseque Province
Ed Hutson	1044 Governors Road

He expressed thanks to the Committee members for their service in performing this important task.

Dorothy Clinton made a motion to appoint the 2016-17 Nominating Committee comprised of the 2015-16 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; Motion was seconded and passed unanimously.

Restrictions

Michael Hart reported that 108 letters had been mailed in the past month. The category of 19 illegally parked cars was discussed as a safety issue. Michael went on to explain that some homeowners contest fines. He explained the method to confidently determine when action is appropriate. If disputed it first goes to the Restrictions Chair - who obtains the data from Michael to be able to discuss it with the property owner. If the owner is not satisfied, the Chair notifies the President to schedule a private hearing after its next monthly meeting is completed. Usually, due to the documentation, the charges are no longer disputed.

Finance

Debbie advised that she collected \$2,000 in fines. Also during August, 8 new homeowners were processed. Ninety letters and statements were mailed and \$6,800 was collected. A small claims case was filed.

So far in September \$5,300 has been deposited. Most of that was a settlement from a short sale and another was payoff from a delinquent account. Another \$1,400. will be deposited tomorrow.

Margaret made a motion to suspend the rights and privileges of all Members as stipulated in the ADAR (Article III, D. Suspension of Members Rights) who are in violation of any of the provisions of this Declaration, including but not limited to default in the payment of any Annual or Special Assessment levied by the Foundation. This includes voting rights and the right to use Foundation properties and facilities until such violations have been corrected; Motion seconded and passed unanimously

Margaret expressed appreciation to Debbie and Robert for the ease with which she was able to work with them. She went on to say that she will be happy to help or assist the Director who becomes Treasurer.

Maintenance

Steve reported the section of the Whipple Road Fencing that was significantly damaged by a vehicle accident was rebuilt by FenceCraft. The Foundation filed a claim, and received compensation in full from the driver's insurance carrier in the amount of \$3,800. During that period additional damage was done to another area of the Fence and FenceCraft took care of it at no cost. Steve and Ed will revisit the gates for a solution to resolve the closure and aesthetic issues. To leave them the way they are will lead to damage.

Jerry Barnett assisted in coordinating with the Town the repair to the curbing at Liberty Circle that was damaged by a vehicle. Now completed, the Town will pursue being compensated by the driver's insurance carrier. The Foundation also filed a claim for damage to the plant material and received \$350.

Repair to a section of fencing between SF and Beaumont is pending until some other issues with Beaumont are addressed. Steve, Jackie and Ed will meet with the surveyor who did the original plat work.

The damage/integrity of the Indigo Cut entrance walls needs to be evaluated – Steve, Jackie and Ed will meet with structural engineer.

Jerry recommended that the Purple Martin houses be removed - Martins are rarely seen using them, squirrels are causing maintenance issues; and, vandalism by kids is creating potential hazards, all of which is creating costly maintenance.

Steve made a motion that we remove the bird houses permanently; Motion seconded and passed unanimously.

Flooding at the Casseque bridges that occurs, due to the scudders being blocked by the vines, continues to be a problem. Steve met with Bob Ashcroft to discuss it further. Bob suggested that cutting the curbs on either end of the barriers may accomplish better drainage. Steve will pursue this with Town since this is part of the road itself.

Sign issues presently needing evaluation and/or remedy are: Governors/Loyalist, Governors/Casseque; Farm Quarter (at gazebo); Covenant Square, and all of the Covenant signs at the entrances. Jerry advised that double painting the signs will help them last much longer.

The SF property adjacent to Whipple and Longpoint Roads, is under a perpetual easement grant to SCE&G, had been maintained (mowed) by them until they recently advised that they would no longer do so. Margaret shared that when speaking with someone about this, she was advised that we may have recourse to cause them to continue to be responsible for this maintenance. It was suggested that we speak with the Town on this – she will do so.

Also, we continue to have unauthorized vehicle/equipment entries onto that property causing problems. Steve and Ed are looking into securing it with a gate at the Longpoint curb cut, and signage that will advise of it being private property, etc. Only the parties that authorized to access to this would be able to enter via a lock system.

With Jerry's help, it was confirmed by the Town that they are responsible for repairing the issues/potholes on Astor Drive but haven't given us any schedule information – residents are frustrated with the delay in getting this done.

Landscape

Dottie reported that the Leland Cypress planted by a Beaumont resident several years ago on the SF side of the fence, without SF approval, was removed by Mt. Pleasant Tree Service. This was the result of the Ashcrafts knowing of the incident and advising that it needed to be removed; Debbie assisted in accomplishing the Beaumont resident agreeing in writing to be responsible for it. Jackie wrote the resident to advise that it must be done by our contractor and she need only provide the funds to do so – which she did. The Ashcrafts had to spray and remove problem/unwanted plant material (including vines) at that area for MPTS to remove the tree.

Tommy Boals drove around all of Snee Farm on Friday checking for tree damage during tropical storm Hermine. He offered to return if needed on Saturday morning. The only problem was on Parkway Drive; there were several small branches and several larger limbs. She moved all the

debris into the grassy areas by the street. Two men from Florida here on a visit stopped and moved one limb that was too large for her to handle and helped with another.

The Ashcrafts applied herbicide among the pruned azaleas. They were not able to reach these areas when the plants were large. They pulled vines and saplings at the Hwy #17 entrance as well as clipped the browned cast iron leaves. They removed a fallen/split wax myrtle off of Parkway. They also pruned at the New Charlestown sign.

With the installation of the two new artisan stone cast benches at Cotesworth Court and Loyalist Court, the Ashcrafts revitalized the landscaping in those islands. This brings our bench count to 19.

Dottie explained that she obtained our requested proposal from the Ashcrafts to purchase plants to replace the beautiful aged Red Tips that were fraudulently cut down. Despite efforts to determine who did this, we have not been able to confirm the culprit. While these cannot be planted yet, they should be purchased while there is a good selection to choose from. The cost would be \$2,100.

Margaret made a motion that we authorize the Ashcrafts to do the project as proposed; with funds from the Miscellaneous Account; Motion seconded and passed unanimously.

Security

Jerry reported that Captain Blair Martin will be present at the Annual Meeting.

He also stated that there were 4 police incident reports in August, and stressed the importance of securing personal property including all cars and homes:

1. Suspicious activity (appeared to be a break-in) – Nothing further.
2. A suspicious white car resembling a police vehicle – two stickers on the back bumper (rectangular black/white) w/two white males wearing something that resembles a police badge on their left breast – driver 60-70 yrs. old, passenger much younger...if seen, call police immediately.
3. Burglary – DeLeisseline Blvd., house and garage doors unlocked.
4. The intruders/burglars that broke into the house on Parkway a few months ago are now in jail.

The “gypsy burglars” that committed several successful break-ins/burglaries in certain areas of SF, and elsewhere on the East Coast a few years back are also now in jail.

Architectural Control

Jackie reported that preliminary assistance requests, and completed ACC approval requests, keep pouring in almost daily – a variety of impressive renovations and projects, big and small. This month with M. Hart’s and the home owners’ help we’ve accomplished correcting numerous visible HVAC units, propane tanks, and garbage receptacles getting proper enclosures constructed to conceal as needed. We continue to address/remedy a variety of unapproved projects – presently, there are approx. ten that we hope to have all addressed and corrected in the very near future.

Communications

Mario reported sending an email blast mid-August regarding the Annual Meeting & Election including contact information to obtain an absentee ballot. Also sent out a Labor Day garbage/trash collection schedule reminder informing residents of the holiday collection schedule change from Tuesday to Wednesday. Discussion was held regarding the importance of these trash related reminders providing consistent/effective/timely notice with detail that will

enable the residents to rely on them and avoid confusion that results in trash, receptacles, landscape debris, etc. in our streetscapes any longer than acceptable

Updates to the website included:

- 1 Adding a link from the home page to review all email blasts sent.
- 2 Adding a note to the home page regarding the upcoming Annual Meeting.
- 3 Updating board member application deadline information.
- 4 Updating contact information to request an absentee ballot.

We fixed an issue with bounced emails from our Snee Farm email to users with [@me.com](#) accounts. Our service provider put in a request to remove our domain from a [@me.com](#) blacklist.

We continue to add and update email addresses to our email blast database.

Meeting Adjourned at 7:35 PM

Prepared by Dorothy Clinton

Approved Electronically on or by September 29, 2016

Attested to by Jackie Walker, President