

SNEE FARM COMMUNITY FOUNDATION  
Board of Directors Regular Monthly Meeting  
November 13, 2014 – Snee Farm Country Club – 5:30 PM  
MEETING MINUTES

Jackie Walker called the meeting to order at 5:30 PM

Board Members Present: Jackie Walker, Dottie Teetor, Mario Rasgo, Don Campbell, Brian Eanes, Ed Hutson, Margaret Passailaigue. Absent: Dorothy Clinton, Barney Lynch

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

**Minutes Approved** – Oct. 7, 2014 Regular Mo. Meeting - Electronically on or before Nov. 12, 2014

**Invited Guest** – After thirty years of service to our Community, Dr. Brooks, now 93 years of age, formally gave notice on November 1<sup>st</sup> that it was time he retire from his role in serving the Board and property owners with the mailbox, wood signs and signpost needs. He delighted the Board in sharing his history in Snee Farm as a neighbor, friend, and contractor over those many years – and it was very clear that it has been a mutually beneficial relationship as he thanked the Board(s) for the opportunity to do so and praised their sacrifice and work – and the Board thanking and praising him for the stellar craftsmanship, professionalism, and work ethic he consistently provided in caring for our needs. This included his concern and care initiating efforts prior to his resignation to provide a recommendation that would ensure a smooth transition. As Jerry Barnett had been helping Ely with this work in the last few years, Dr. Brooks was confident that he was the man for the job – the Board having had a working relationship with Jerry over the past ten years agreed. Dr. Brooks is eager to continue to assist with the transition if possible in any way needed.

**President's Comments** – None

**Restrictions**

Don reported that 43 letters for fines, and 38 reminder letters were mailed and being less than usual – many were resolved promptly in handling calls received. He also noted more trailer incidents than usual.

**Finance**

Margaret reported the CPI for the 12 months ending Sept. 2014 being 1.7% - If approved by the Board the 2015 Annual Assessment will be \$362 (\$362.05 rounded down to nearest dollar).

**Margaret Motioned to approve the 2015 Annual Assessment being \$362.00, Seconded and Passed.**

We will begin 2015 Budget planning when the adjustments for the Gardens Project have been completed. She reminded that if anyone has any questions about the financials to please contact her.

**Maintenance**

Jackie reported for Barney - Jerry installed a new frame for the street sign damaged by a vehicle at Plantation Circle.

R. Carmichael (lakes management) reported that the water quality is looking good. He has a good amount of Cutrine Ultra to combat the fall algae bloom. Alligator weed continues to be suppressed and he will be doing trash pick-up at the end of this week.

Several light outages were called in this month – the street lamp at 918 Casseque Province is still not working but SCE&G is handling this and Ed is monitoring the status. Jerry advised of ongoing issues with some lighting at the Gazebo area that Ed will also see to. Jerry will assist Ed in this area as needed and able to do so.

## **Landscape**

Dottie reported that all four entrances have been replanted with the winter/spring plant material.

Mt. Pleasant Tree Service was able to complete the entire Street Lamp Tree Trimming Project throughout Snee Farm in one week. This was necessary to gain maximum lighting possible for those areas of our streets. Most of the work was done on trees and shrubs in the right-of-way. This had not been done in a long time and was much needed – regular maintenance in future should be performed as needed to ensure the lighting is not impeded. Prior to the project being approved, Ed Hudson did a complete survey to identify the problem areas and also monitored the work to its completion in accomplishing the result needed.

## **Security**

Jerry reported on five reports made with the MPPD that were available to us:

1. Golf Clubs Stolen from a Moss Bluff driveway when left unattended for approx. ten minutes.
2. Petty Larceny on Plantation Lane – housekeeper stole money from the owners.
3. Wallet Stolen from an unlocked vehicle on Parkway Dr.
4. Vehicle Hit & Run on Governors Road.
5. Tire Damage to the New Landscape on Casseque Province.

Resident John Neher advised of his efforts to obtain information from the MPPD about a situation in Snee Farm he is aware of – it was not provided to him upon request – he has filed a request under the Freedom of Information Act and will share it with the Board when received.

## **Architectural Control**

Jackie reported that the work continues to be steady – some approvals are delayed due to property owners not providing all detail needed to confidently complete the evaluation, and some projects are taking longer than expected due to contractor issues.

## **Communications**

Mario reported::

Website Updates 1. Jerry Barnett's information replacing Ely's for mailbox repairs.  
2. Updated all new Board member contact information.

Email Blasts 1. MPWW regarding fire hydrant work during the month – sent 10/8  
2. Gregg Tract Project update regarding the presentation at SFCC – sent 10/12  
3. Street Lamp Tree Trimming to clear growth for better street lighting – sent 10/14  
4. Gregg/Johnson Tract Info. regarding building height – balloons flown for visual reference (which were not able to be seen from Snee Farm) – sent 10/20

We have about 625 contacts and typically get a roughly 55% open rate on the email blasts.

We are preparing a mailout to property owners whose email addresses we do not have to encourage participation in the email blast process for important/timely information/notices that could include helping to avoid fines resulting from restrictions violations.

## **Other Reports or Information – None**

## **Unfinished Business**

Gardens Road Signs – Jerry confirmed that the metal replacement signs he requested from the Town were delivered to his home at no cost to the Foundation. He immediately installed them.

Gardens Islands Project – The Project is completed with the exception of new plant material that will soon be installed by the Ashcrafts.

Golf Cart Crossing Road Signs – Jackie shared additional information on this topic to enable the Board to evaluate how to proceed getting the project done. In speaking with M. Ashton, it was determined that these posts were original from the Developer. She recommended that the Board consider these road signs being handled by the Foundation to ensure that they would be done and maintained to the same specifications and quality standard as the other newly refurbished road signs. The Club will contribute half of the total cost of the replacement of the twelve signs – total \$3,540 + tax on the materials.

The Board is favorable to this plan, but approval will be subject to Margaret confirming the status of funds available.

Whipple Road Fencing – We will continue to achieve all estimates needed to fully evaluate the timing and funds available to complete the fence including remedy to issues being experienced in the first section (Phase I).

Moss Bluff Common Area Sign – Thanks to Jerry and Diana, the “No Trespassing” sign was removed, refurbished, and mounted on the outside of the fence visible from the Longpoint round-about area – some foliage there was pruned to enable good view of the sign from that side.

“Gregg/Johnson Tract” New Development Plan Presentation – The Developer’s presentation was informative and appreciated by those in attendance. The comment cards received were provided to the Planning Commission and Council with a cover letter from the Board advising of our concerns including that they not approve the proposed pathway into Snee Farm. Based on input from our residents at the presentation and thereafter, it is clear that we must continue to oppose the proposed pathway. While this may be a good project for that property, it is not a like-community to Snee Farm due to the high density of rental units, approx.. 450, with mixed commercial business including a hotel in very close proximity to our private properties via such a pathway. This presents the obvious possibility of security risk and nuisance activity to our property owners. Thus far in this process, the Planning Commission and Planning Committee of Council voted to move the project forward to Council’s first reading recommending the project and honoring our request to not approve the proposed pathway. The first reading of Council produced the same result in its approval of the conceptual plan for the Town Staff to continue working with the Developer regarding Council’s recommendations on various aspects of the project. We will attend the 2<sup>nd</sup> (final) reading to continue our efforts that this status not be reversed.

### **New Business**

Potential Up-Lighting of Parkway Trees – Based on earlier discussion with the Board, Dottie and Jackie reported meeting with Mt. Pleasant Electric to discuss this being a potential project. They walked the Parkway to mark the possible layout for him to provide a preliminary estimate. This would be a big project so it will take more time to obtain all that is needed for the Board to fully evaluate it in the future.

Utility Easements – We were recently contacted by Comcast regarding the need to renew their easement agreement(s) with Snee Farm. Mr. Neher (Casseque Province) had recent experience and concerns with Comcast’s work performed in his back yard, such as whether they were aware of the actual location of the easements, prior notice if required, not marking lines before digging, and potential damage to the landscape if not in the easement. We will continue discussion with Comcast in this vein and report. Ed will be the primary contact in this effort.

Law Lane Dead End – Mario asked about notice signage being posted due to the number of vehicles that travel to that end and maneuvering to turn around sometimes causing damage to the adjacent yards. The history of efforts to post signs in the past was met with resistance from

property owners including removal due to not wanting the sign in their yard(s). Mario will look into some ideas/options on this.

**Other Foundation Member Comments**

G. Vizbulis – Golf Cart Crossing Road Signs – questioned why the Board should take responsibility (see UFB for reference). Asked for clarity re. the status of the Gregg/Johnson Tract plan (see UFB for reference).

M. Hillyer & G. Vizbulis – Do not want the pathway into SF – noted security risk.

Meeting Adjourned at 6:45 PM

Prepared by Dottie Teetor

Approved Electronically on or by Dec. 2, 2014

Attested to by Jackie Walker, President