

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
July 17, 2018 – Snee Farm Country Club – 5:30 PM
MEETING MINUTES

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

Board Members Present: Steve Hurst, Dorothy Clinton, Mario Rasgo,, TJ DeIDuca, Dottie Teetor, Jodi Daniels, Michael Hagedorn, Ed Hutson, Jeremy Burnham

Minutes Approved June Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

Property Management

Jessica Reported:

Income Statement Review

Overall Revenues are higher than budget, \$18,184 YTD. Unbudgeted revenues from Fines/ Violations of \$10,965 and Transfer Fees of \$8,000 are the main driver of this positive variance.

Overall Expenses are lower than budget, \$793 YTD, with the following significant budget variance(s).

Negative

6836 Infrastructure Refurb - \$7,360 – this was an unbudgeted expense.
6837 Infrastructure & Rep - \$7,546 – this was an unbudgeted expense
7060 Insurance - \$10,379 – this was an unbudgeted expense.

Positive

5270 Grounds Maint. - \$3,458
5276 Lakes Maint. - \$1,536 – timing issue June expense hit in July
5278 Electrical Maint - \$1,998 – No expense YTD
5288 Trees - \$14,500 – No expense YTD
6500 Legal - \$1,835
7000 Electricity - \$1,765

Balance Sheet Review

- June 2017 vs. June 2018 Comparison:
- AR is \$9k lower than where it was 12 months ago.
- Overall Cash is \$117k higher than where it was 12 months ago.
- AP and AR details match the sub-ledger balances.
- Reserve Cash and Total Reserve Equity reconcile.

Notables

- Weekly Violations report attached.
- Started once a Month Debris Violation ride
- 9 Move in's for June! As an FYI...I will be cc'ing Mario on any new move in's going forward
- Mailed postcard for website

Playground Proposal

A very well documented and complete proposal for the construction of a playground in Snee Farm was presented by Ashley DeStafano and Melonye Evans. Two sites were examined and deemed appropriate in terms of space, and accessibility. One site is located next to the lakes on Casseque and the other in the area bordering the Gazebo at the front entrance.

Ashley explained the plan and the costs for development, equipment and parking availability. She cited the need for such a facility; figures indicating that there are approximately 170 children in the neighborhood between the ages of 3-12. Examples of other neighborhood playgrounds were provided.

A discussion and questions followed the presentation; many homeowners present agreeing that there is a need and that it would benefit not just the parents but also other property owners as it is believed having this facility would enhance the value of property in Snee Farm.

General consensus seemed to indicate that the Casseque location would be preferable.

The Board raised the questions of the cost of construction and maintenance .

Steve indicated that the Board would take the proposal under advisement and that it (the Board) would present its decision to the proposal in a timely fashion. Should the Board's response be in the negative, Ashley asked that reasons be given and she was assured that that would be the case.

President's Report

- The Stormwater project began July 9 and is expected to take approximately two years to complete.
- On July 2 the Foundation contracted with Outdoor Spatial Design and authorized the initial phase; survey and landscape construction documents at an estimated cost of \$34,500. Survey work has begun.
- Snee Farm Village has stated that they do not wish to be a part of our HOA

Security

Ed Hutson reported that there have been incidents nearby, but not in Snee Farm proper. Many of these are still the result of people leaving vehicles and garages unlocked.

There was a stolen vehicle in Shadow Lake, a walker stolen from Plantation and the police were called when a cable locator appeared on someone's property. The comment was made that these locaters will be around for quite some time because of the drainage work and construction going on.

Finance

Ryan McCabe and Michael Hagedorn discussed an ongoing lawsuit against McCabe Trotter & Beverly (MTB) alleging that MTB's collections billing methodology violates Federal consumer debt collection laws. He stated that MTB's collections methodology is not unique to MTB, and is in use by other law firms, and the methodology has been successfully defended in Federal and State court. He assured me that SFCF's ADAR allows for MTB to use this collections methodology, and that SFCF has no legal exposure for allowing MTB to use it. Ryan explained that MTB's collections methodology may change depending on the outcome of the court case. He expects resolution of the lawsuit against MTB with 30-45 days and, if a change of methodology is warranted, a letter informing SFCF of MTB's revised methodology would follow shortly thereafter.

Maintenance

- Contracted lake and irrigation work continues on schedule.
- Staining of the Whipple Rd. fence is complete
- The broken sign at Indigo cut has been repaired and installed. Special thanks to Nick Kobylk who did the work at no cost to the Foundation.
- L and M Electric completed repairs to the gazebo and surrounding area.

Landscape

All of the azaleas have now been hard pruned. The last areas were Parkway and Garden Way on Longpoint Road. The visibility for anyone driving in that area has been vastly improved.

The azaleas on the island at Liberty Court and Plantation have also been hard pruned. This will produce a lot more bloom in the future. The man who pruned the Plantation area had worked at Middleton Place for 12 years. That speaks well for his training, as Middleton Place is known for their azaleas. When I complimented him on his work, he said that making things beautiful was his occupation.

The entrance plantings are doing quite well. Residents are commenting on how nice they look.

Restrictions

TJ Delduca reported that fines continue at the rate of about 20 per week. This past Monday's drive around resulted in about 50 violations. Discussion involved the possible increase of these to every week.

Architectural Control

Jeremy reported that there were 14 requests in June; many concerned fence construction and tree removal. In July so far there have been 6 requests. These again are mostly tree and fence. Jeremy also reported that the Whipple Road property may be used as a staging area for some of the construction in exchange for the mowing and maintenance of that property.

Communication

The postcard requesting residents to visit our website SneeFarmCF.com and to sign up to receive email blasts was sent out. This created several sign up requests and the number of recipients went from 792 to 806. Some of the residents that requested to be signed up were already on the list.

The email blasts sent out were as follows:

- TOMP Comprehensive Plan Survey - This asked residents to participate in one of a series of surveys by the Comprehensive Planning Committee. These surveys allow residents to voice their opinion on how to shape the future of our town.
- Golf Cart Law Reminder - This is an annual email sent out to remind residents the law governing golf cart usage. Among other things, a noticeable number of unlicensed individuals are driving golf carts around this time of year, which is against the law.
- Snee Farm Drainage Improvement Project - A series of email blasts were sent out regarding this major 2-year project in our neighborhood.
 - Easement Marking/Locating - This informed residents that individuals will be locating/marketing areas throughout the neighborhood and to expect these workers to access parts of owner's property.
 - Overall Project Announcement - This provided general information about the project and links to stay updated as the project progresses.
 - Project Update - This provides an update regarding tree cutting in Basin 4 and 11 and what the colored ribbons on the trees meant. Note: The project was divided into 14 basins throughout the Snee Farm Community.

After this initial Drainage Improvement Project email campaign, we will be sending out periodical reminder email blasts to maintain awareness of the information available.

The Snee Farm website was also updated with new information regarding the Drainage Improvement Project. The updated page includes the following:

- A project overview video
- Links to the following project information:
 - Project Website
 - Glossary
 - FAQs
 - Maps of the project area (14 basins)
 - Project Updates
- Links to the following social media services to receive project updates:
 - Public Services Facebook
 - Public Services Twitter
 - Nextdoor
 - Snee Farm SRF Facebook Group

The updated page can be found at <https://www.sneefarmcf.com/stormwater-rehab-project>

Foundation Member Comments

Jim Ball congratulated the Board on the sign boards He also noted that street gutters need cleaning in many locations, as do mailboxes. The Board agreed to discuss this.

New Business

Michael commented that the trees on the corner of Plantation and Snee Farm Parkway are unsightly and present a problem with sight lines. It was agreed that these should come down. Tommy Boals will do this

Meeting adjourned at 7:15 PM

Executive Session

The Board voted to continue to gather information on the Casseque Playground option.

Prepared by Dorothy Clinton

Approved Electronically on or by August 21, 2018

Attested to by Steve Hurst, President