

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Monthly Meeting
May 21, 2019 – Snee Farm Country Club – 6:00 pm
MEETING MINUTES

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

Board members present: Kathi Pogorzelski, Jodi Daniels, Michael Hagedorn, Steve Hurst, Jenny Hilton, Mario Rasgo, Jeremy Burnham, Ed Hutson

Absent: TJ DeDuca

Minutes approved: April Monthly Meeting Minutes approved electronically.

Invited guests: Jessica Turner, Southern Community Services
Sue Shunk, Southern Community Services

Property Management Report: Jessica Turner

Due to continued issues with transitioning to the system of the newly merged company, the Property Manager's Report was not available at the time of this meeting.

President's Comments: Steve Hurst

At this time the Board reports that Jessica Turner will be leaving to take a job elsewhere. We have been extremely pleased with Jessica's work and effort in managing our community. We would like to welcome Sue Shunk as new the Property Manager for Snee Farm.

- 1) On April 30th the Board received a few homeowners' requests to address their concerns about traffic conditions, particularly speeding.
 - a. On May 6th TOMP head of traffic control, Sgt. Herring, initiated a study of the issue. This involves a few weeks of marked and unmarked surveillance.
- 2) The Gobi lawsuit is scheduled for motions on May 28th.

STANDING COMMITTEE REPORTS:

Security: Ed Hutson

Reports received from the MPPD:

- 1) *Liberty Court* – theft of a lawn ornament with a value of \$180
- 2) *Law Lane* – disturbance over cutting a tree on a property line
- 3) *Parkway* – suspicious behavior by an ex-husband
- 4) *Parkway* – trespassing notice on a son
- 5) *Law Lane* – suspicious activity
- 6) *Clubhouse* – a car was keyed
- 7) *Plantation Lane* – suspicious activity
- 8) *Middleton Court* – verbal dispute

Finance: Michael Hagedorn

No report is available at this time.

Maintenance:

- 1) Contracted lake and irrigation work continues on schedule.
- 2) We have been without irrigation at our front entrance since this was damaged when SCE&G installed a gas line. This has not yet been restored, despite several attempts.
 - a. This damage occurred along an SCE&G easement, but as a result of the SF Village project.
 - b. The developer of Snee Farm Village has agreed to assist us in trying to get the gas line subcontractor to complete this work.

Landscape: Kathi Pogorzelski

- 1) Forever Green continues weekly clean-up, pruning back the azaleas and spraying for weeds.
- 2) The Whipple Road field was mowed.
- 3) Forever Green has been asked not to plant any annuals this Spring due to the planned construction.

Homeowner question: Will the 4-5 utility boxes along Parkway be covered by landscaping?
Yes. Our intention is to hide them, but we're not sure how at this point. The current view of these is temporary.

Restrictions:

No report available tonight.

Architectural Control: Jeremy Burnham

- 1) For the month of April, we had 21 requests
- 2) For the month of May to date, we have had 12 requests
 - a. Eight additional requests were received via text/email, rather than through the SFCF website.

Communications: Mario Rasgo

Email blasts for the previous month were as follows:

- 1) Red Balloon Yard Sale – This was a reminder that the Red Balloon Yard Sale was occurring Saturday, May 4th.
- 2) Lucy Beckham Meeting – This was a courtesy notice to inform the neighborhood that the Principal of the Lucy Beckham High School would be speaking at the Country Club regarding the new school and its impact on our community.
- 3) Signage – The Next Generation – Based on community feedback from round one, the revised version of our entry sign was sent out to the neighborhood. This design received very positive feedback. The revision, along with previous versions, was posted to the website.
- 4) Law Lane Detour – Construction on the Stormwater Project continues. With a major traffic impact on Law Lane due to a complete road closure, an email was sent out with the detour dates and routes.

- 5) Board Meeting Reminder and Bike Safety Talk – This reminded everyone of our upcoming board meeting and provided a courtesy notice for the residents interested in hearing about bike safety from the MPPD.
- 6) ADAR Process – Based on a request at last month’s meeting, we sent out the Amended Declaration And Restrictions (ADAR) Process email blast again. This outlined the communication process for enforcing the ADAR.

We currently have 830 subscribers to the email blasts. Our open rates range from 50% to 60%.

Auto Response has now been generated and is operational. When an email is sent to the Board, the sender will receive a response saying that “your email has been received and the appropriate person will contact you.”

Upcoming Events / Future Email Blasts:

- 1) The Snee Farm Swim Team has started up again.
 - a. The first HOME Swim Meet will be June 6th. Attendance is free of charge.
- 2) The Rice Planters Tournament

UNFINISHED BUSINESS:

Landscape Project:

- 1) On May 2nd Michael Hagedorn and Steve Hurst met with Outdoor Spatial Design (OSD), our landscape architects, to audit costs and progress. Design, survey, permitting and bidding costs were all within budget and our contracts. Progress has been slower than expected as a result of:
 - a. the addition of Plantation Circle, Liberty Circle and 2 bridges
 - b. changes mandated by TOMP, which had to be incorporated into our working drawings and then sent out for bidding. We’re in the process of rebidding everything.
 - i. TOMP actually wanted us to use fewer and smaller plant materials, which should result in some savings. These changes were mandated so that existing plants/trees would not be stressed by digging larger holes for larger new plants.
 - c. the length of the sign comment and revision process.
- 2) On May 9th we closed the final sign comment period and began working drawings on the main entrance sign and variations on the additional three entrance signs. Revised landscape bids have been sent and we expect those back shortly.
- 3) *The Board would also like to bring to the attention of homeowners that most of the landscape project will be on property owned by the Town of Mt. Pleasant, rather than the Foundation. Our Circles and medians are actually roadway. Although we are confident that this is common practice and there is no viable alternative, we feel it is worth noting.*

Boat Storage Facility:

Periodically, homeowners and Board members discuss the possibility of creating a boat storage facility on our Whipple Road property. The Board is not endorsing the idea and has done no feasibility study (zoning, etc.), but is willing to pursue it if there is a level of interest.

Is there enough interest to pursue and study this?

Feedback:

- 1) The possibility of vandalism
- 2) The aesthetics
- 3) SFCF pays to maintain this area, so it is a budgetary expense
 - a. People have used this area to dump trash
 - b. This could be income-generating for the community (or rent-neutral), absorbing the cost to secure and maintain
 - i. (i.e.) Hamlin Plantation has a boat storage area outside their gate and charge \$600 per year.
- 4) Moves the boats currently stored on individual's property (out of sight per ADAR guidelines) to outside of the community
- 5) Liability of SFCF for damage or loss
- 6) The concern of homeowners along Governors Road and Law Lane
 - a. Would it decrease the value of these homes?
 - b. It may increase the value of homes in Snee Farm, if this amenity is offered

Uniform Real Estate Signage:

Several communities in our area require standardized "For Sale" signage. Size, color, font and logo are mandated and paid for by the realtors choosing to do business in those communities.

Feedback:

- 1) Makes people aware that SF is serious about the restrictions regarding posting signs
- 2) Provides continuity
 - a. Realtors would still use their logos
- 3) There are bigger issues that need to be addressed
- 4) The Board has a limited domain enforcing improvement of how a homeowner maintains their property (per the ADAR), but this is an area that would be more easily enforced.

Meeting was adjourned at 6:56 pm.