

SNEE FARM COMMUNITY FOUNDATION
Annual Meeting and Election
September 25, 2014 – Snee Farm Country Club – 7:00 PM
MEETING MINUTES

Jackie Walker, President, called the meeting to order at 7:00 PM

Board Members Present: Jackie Walker (President), Jim Ball (VP), John Wood (Treasurer), Don Campbell, Barney Lynch, Margaret Passallaigue, Mario Rasgo, and Dottie Teetor.

Board Members Absent: Dorothy Clinton (Secretary)

Others Present: Robert Rogers, Owner - A-Plus Property Management
Rob Kerr, Legal Counsel to the Board
Jerry Barnett, Chair, Security Committee
Jackie Burnette for Justin Kiddy, CPA/PFS, CFE – McCay, Kiddy and Associates, LLC

Invited Guests: Lt. Blair Martin, Mount Pleasant Police Department

A quorum of Foundation Members was verified by Jackie Burnette, for Justin Kiddy, CPA/PFS, CFE, of McCay, Kiddy & Associates, LLC.

President's Comments:

Jackie opened the meeting by commenting that the September 2013 - September 2014 period was very productive and will be apparent in the reports given tonight. She complimented the entire Board for having worked together to make it so. Also, she recognized Jerry Barnett for the tremendous amount of work he provides to the community, along with his wife, Diana. They have served the Foundation for several years, including when he has not held a seat on the Board. Many of those years, he took on maintenance projects at no charge to the Foundation.

Standing Committee Reports:

Security

It is not required that a Director chair this committee. Jerry Barnett introduced Lt. Blair Martin who gave an overview of neighborhood activity for the past year. He stated that, overall, Snee Farm is a very safe neighborhood. Reports of violence in the neighborhood were few and domestic in nature. Most of the issues, not personal and/or family related, were auto break-ins, suspicious activity, and theft. These three issues made up more than 50% of incidents reported between September 1, 2013 and September 22, 2014. A more detailed report was given to the Board for reference. He further explained that almost all break-ins and thefts were a result of property owners leaving garages, gates and cars unlocked. Thieves are looking for easy targets and can be deterred if property owners take steps to ensure that their property is secured. He noted a specific brief period of car theft that the MPPD believes three people were involved - one may be a white teenager, and that he does not believe that they are residents. He also encouraged residents to promptly report instances of speeding. A traffic supervisor can file a complaint with the Board of Citizen Complaints who can assign an officer to the complaint ASAP. Lt. Martin recommended calling in any suspicious activity, and that if a homeowner is unsure if their complaint is warranted, feel free to run it through Jerry and he can assist with contacting Lt. Martin directly. He reminded that there are three different numbers that can be utilized: Emergencies (911), Non-Emergencies (Consolidated Dispatch – 843.743.7200) and to follow up on a case in progress with a Mt. Pleasant Officer (843.884.4176). He closed by adding that he wants all homeowners to have situational awareness, to lock up property and not be afraid to call and report.

Landscape

It is not required that a Director chair this committee. Jackie thanked Dottie for her service on and off the Board, noting that she has served the community since 2005 in this role as well as other areas – too many to mention. Dottie reported that many improvements were made over the past year at the front entrance following the Highway 17 widening. Mt. Pleasant Electric installed new wiring and up-lights for a number of large trees. Rainfree Irrigation reworked the front irrigation system. Mt. Pleasant Lawn and Tree pruned the trees at the entrance and Ashcraft Landscaping and Irrigation had a crew install a large number of plants, shrubs and mulch. They have also been busy with the work of pruning, clearing vines and mowing. New lighting was installed in and around the gazebo including up-lights to several large trees and the Crepe Myrtles. The annual tree work has commenced and will continue this fall. The “redo” of the seven islands in the cul-de-sacs of the Gardens section

is almost complete. Old concrete pads were removed, some islands re-graded, and old plant material removed as needed. New concrete tabby pads and walkways were installed that eliminated all steps, and beautiful new teak benches were secured to the pads. Due to the unusually high grade of the Daffodil Ln. island, a small retaining wall was constructed for the new pad and walkway to keep it at street level. New plant material will be installed soon. This was a cooperative effort involving several contractors and Board members. Jennifer and Stephen Curl needed to remove a Live Oak from their yard, and donated a new Live Oak to the Foundation in order to satisfy the Town's request for replacement of the removed tree. It is located in the Parkway median and is very much appreciated.

Architectural Control

Jackie Walker reported that the ACC must have at least three members including the Chair who must be a Director. Thankfully, Dottie Teeter and Dorothy Clinton continue to serve on this committee providing continuity of experience. Because we are a forty-plus year old community with 890 properties, there is usually a steady submission of applications. The members of the ACC must take this responsibility very seriously, including working closely with the RCC to identify and resolve issues. As President of the Board, she contacts new property owners by phone to welcome and help acclimate them to their new community. Many new owners need the ACC's assistance soon after purchasing their homes. The committee continually hears new owners express their appreciation for the individuality of our homes, the established landscape and magnificent trees. Additional features that often influence buyers' decisions to purchase in Snee Farm are the Country Club, lot sizes and governance to protect property values. The ACC has experienced a noticeable surge in requests this past year likely due to the upturn in the economy. The quality of proposed projects is impressive, including another tear-down to rebuild, which demonstrates confidence in our community. Caring for trees is very important for their health and longevity. Professional pruning can make the difference in helping them survive storms. Severely diseased, dead and dying trees must be promptly removed for safety reasons. Other tree removal may be necessary for the benefit of the more valued trees. Jackie explained that ACC approval is required for removal of any tree in excess of 6 inches in diameter, even if it is a species not protected by the Town's jurisdiction. She added that typically the ACC work is pleasant, even if they cannot approve a request or must correct issues that were not previously approved. It is unfortunate when they must ask that a correction occur in order to achieve the required quality standard. For this reason, it is important that ACC approval is achieved prior to the commencement of any project. The committee greatly appreciates the property owners' respect of this process - as well as caring for and making quality improvements to their properties.

Restrictions Compliance

It is required that a Director chair this committee. Don Campbell thanked Jackie Walker for her leadership. He asked who knew when trash, lawn debris, and recyclables, go out for collection. He then joked that he has the good fortune of having the most popular job on the Board, which he has been doing for the past six months when he was appointed to the Board. In doing so, he has come to appreciate even more the beauty of this community. The key for this committee is to ensure that compliance is done on a fair and consistent basis with the help of Mike Hart, Compliance Administrator. Most fines involve trash, lawn debris and receptacles. Fines and/or reminder letters are necessary because not all homeowners understand and/or follow the rules. He believes that everyone running for office should have a platform - his is to get compliance up and fines down. There are some homeowners who just don't comply and his promise to the Foundation members is that he and the rest of the Board will take action in order to protect the homeowners who do. He recognized that without this compliance, we all will have a mess on our hands. We are averaging too many offenses on a monthly basis and need to improve this to keep Snee Farm looking its best and the fines down. Don expressed that he is looking forward to working with the Foundation members, and invited anyone with a question or issue to call him so that he can help come up with a solution. Jackie commented that Don is doing a great job - she noted that the ADAR could have been more clearly written to aid the Board's work and the Members' understanding; however, the intent stated in it is very clear regarding the purpose of this governance - that being to achieve and maintain a high quality living environment which includes the aesthetic to protect property value. She added that while this can be the least favorite job of the Board, it must be done and Don has the qualifications to do a great job. R. Ogilvie (1106 Plantation Lane) asked how members are informed of the governance when purchasing. Jackie answered, that many times the buyer's agent or attorney will provide this information, but it is ultimately the responsibility of the purchaser to inquire and ensure that they are well-informed about rules and restrictions before they sign a contract. The information is readily available including the website.

Maintenance

It is required that a Director chair this committee. Barney Lynch reported that over the past year, there have been significant improvements to our signage, lighting and entrances. Just over the past few months, Jerry Barnett and

Dr. Ely Brooks have exchanged the metal posts for the road signage to newly painted wood posts. Seven of these posts were new, and fifteen were repaired and repainted. Many not replaced were cleaned instead. Jerry was also able to obtain new metal signs from the Town at no cost to replace some of the old. The entrance signs and walls look great after Jerry and Diana Barnett cleaned and painted them. They also cleaned the many benches this summer. Lighting for our streets is always a concern. There are two different type street lamp poles - those owned by the Foundation, for which it is responsible, and those that are the responsibility of SCE&G. The Foundation owns thirteen – bulbs were replaced for nine of these, and sensors in three. The lamp posts with a plaque are the responsibility of SCE&G, and there have been several occasions over the past year when issues for these have been called in for repair. For the most part SCE&G has been quick to respond. If yellow tape is around the pole, it means that SCE&G must address a wiring or electrical issue which usually takes longer to repair. In the past year, eight have been repaired. If anyone notices a light issue that needs to be addressed, please report it noting a plaque number, if applicable, for identification. The Snee Farm lakes are regularly treated for weeds and algae. There have been times when the lakes became overgrown due to weather conditions that also can prevent timely chemical application. As this occurs, the amount of chemicals used to treat weeds is enhanced appropriately, and timed to account for rainfall and wind so that the chemicals can be effective and not be wasted. Also, sterile carp are added in the spring to help control the underwater weeds. Please contact the Board with any concerns or maintenance issues at any time throughout the year. Jackie added that even though Barney has a full-time job including travel, and an active family schedule, he is doing a great job.

Finance

The Treasurer must be a Director. John Wood reported the Foundation year-to-date finances. As of August 2014, Cash assets in the amount of \$711,826.35 were reported. This includes \$35,977.00 in the Checking account, \$244,182.36 in the Operating account, \$341,247.76 in Emergency funds, and \$90,419.23 in Cap-Ex funds. There has been a positive change to the total funds compared to August 2013 in the amount of \$22,771.27. The Accounts Receivable balance from August 2013 to August 2014 reflected a decrease in the amount of \$4,226.00 (5.4%). John explained that the finance goals for 2014 included establishing a realistic budget, reducing the Accounts Receivable balance, and to ensure that there are sufficient funds available to invest back into the community. All of these goals have been met. Through the month of July, expenses were within less than 1% of the budget even after 7 months had passed. The Accounts Receivable balance was decreased by 5.4%, primarily through the efforts of A-Plus Property Management. They implemented a series of reminder letters, which are sent monthly to property owners with past due accounts. There have been past due amounts collected, and there will be a continuation of this by all means necessary including legal resources as a last resort. Over the last 10 years, it has been a priority to build up the Cap-Ex and Emergency accounts. At the same time, funds are continually invested back into our community. A few examples are: the beautiful front entrance work, the wonderful new lighting around the gazebo, and the extensive landscaping and mailbox project currently underway in the Gardens section. John explained that the Foundation is in an excellent financial position and thanked the Foundation members for their support. Jackie Walker thanked John for his hard work, noting him also having a full time job and family schedule while serving the last three years. He has done a wonderful job and has responsibly watched over the Foundation's money. Tonight completes his three year term, and the Board hopes that he will continue to help when needed.

Communications

It is not required that a Director chair this committee. Mario Rasgo summarized his role on the newly formed Communications Committee which has been in place for six months for the purpose of disseminating relevant information to the Snee Farm Community. The current communication venues include message boards at each entrance, the website and email blasts. This year the email blasts were enhanced through subscribing to a professional system. Given the distribution list and monthly usage, the Foundation was eligible for the free email blast plan. The email blasts that have been sent were either related to information on the message boards, or were used as a courtesy service in order to relay community information that may be of interest, such as the Jennie Moore Elementary School Open House. Because of the system's efficiency, it is anticipated that the email blast system will be utilized even more this upcoming year. Approximately two-thirds of the property owners can be reached through the system at this time, and that number will increase as additional email information is obtained and updated. If property owners are not receiving these email blasts, they should contact Mario, or A-Plus Property Mgmt., who will ensure they are added to the list. All Board members may be reached through their individual Snee Farm email addresses, which can be found on the Foundation website: www.sneefarmcf.com. The website is in the process of receiving a new look. This includes the reorganization of current content and adding new that promotes the community. Since this is a substantial update, a staging environment has been created to work on the site without disruption to the live site. Mario concluded by reminding everyone that for immediate information regarding Board business, its regular monthly meetings are typically held at the Country Club the first Tuesday of each month – please check the website for updates on this schedule. Jackie thanked

Mario for his contributions this year, and noted that he came along at the right time to develop and lead in these communication needs. She also mentioned that while the ADAR requires property owners to provide a current phone number, it does not specify that an email address must be provided – likely due to the age of the document. Despite this, over 600 email addresses have been collected. Having these email blasts makes it possible to promptly provide urgent messages, and other useful information including reminders to our property owners.

Other Reports & Information

Jackie introduced Rob Kerr, who serves as Legal Counsel to the Board, and numerous other Community Associations and Regimes. Rob complimented Snee Farm and its Foundation members. He said that Snee Farm is a beautiful neighborhood because of the work of the Board and residents who respect the Restrictions. He has seen the Board accomplish a great deal in the last 10 years with specific reference to the finances. He noted that the Foundation has impressive cash assets, and that the Board has done a good job in the best interest of the entire community. He believes that the Foundation members are electing the right people. Jackie expressed thanks to Rob for his expertise and the manner in which he works with the Board. She explained that the Board is confident with this relationship in handling the business it is charged to do, and as it should be done, as Rob consistently provides expert direction and assistance when needed.

Country Club Project – Jackie advised of the Board recently meeting with Mike Ashton, Club Manager, and its land planner, Seamon Whitesides and Associates, Inc., for a brief update on the status of the residential portion of the project. They are operating under the already approved PUD in making the following plan revisions to:

- work around 3 Grande Live Oaks that have bigger canopies than expected, which reduced the density by 4 lots
- maintain the same number of multi-family units
- increase the green space into a park that includes the 3 Grande Live Oaks as part of the Club entry experience
- keep the Club entrance in its present location, off the traffic circle, to preserve 2 additional Grande Live Oaks that were previously approved to be moved

Gregg Tract – Jackie was recently contacted by Seamon Whitesides regarding their client, Johnson Development Group of Spartanburg, S.C., who is working with the foreclosure agent to develop the tract of land formerly known as the Gregg Tract. The purpose of their contact was to briefly meet with her on this new project and determine a plan to inform Snee Farm property owners for their input on the new development concept for this property. Margaret and Dottie accompanied Jackie to this informal meeting. Having done so, they felt that it appears to be a significantly better plan than what the prior developer was attempting to do. It also appears that Johnson Development Group has a good history and reputation for building mixed-use development including working with municipalities and neighboring communities. She also noted the outstanding reputation enjoyed by Seamon Whitesides. Snee Farm Property owners will soon receive a mailer advising of a presentation of the plan by the project team at the Snee Farm Country Club on Thursday, October 16, 2014 at 6:30 PM. It is very important that Snee Farm property owners are correctly and well-informed of this plan which will go to the Town's Planning Commission on October 22, 2014, and to Town Council in November. She asked that everyone mark their calendars for both. The developer and the Town want input from the property owners and the Board. The Board wants the Foundation members' input, so that they may effectively represent the concerns and wishes of the property owners in order to accomplish what is possible and in the best interest of Snee Farm.

Election of Directors

Before proceeding to open the Election period, Jackie reiterated thanks to the entire Board, noting out-going Directors John Wood and Jim Ball who both elected to the Board in 2011 and now completing their 3-year terms. Their contributions as Directors have been impressive, and everyone has benefitted from their service.

John has done an admirable job as Treasurer, as evidenced by his financial report tonight. He also served in other areas, including being instrumental in getting a preliminary email blast process in place that helped Mario Rasgo, take it from infancy to the next level. John also put on the gloves to help with some maintenance needs, holiday decorating and more - all of this while maintaining a full-time job and family schedule.

Jim's professional experience in the insurance industry has been a huge asset through the ongoing management of the Foundation's related business, while also maintaining a full-time job and family schedule. Serving as Vice-President he has provided the support needed to ensure continuity in the Board successfully staying within its scope of business. He has also helped with various committees, including Finance and Restrictions. His discerning eye has helped initiate plans to bring a better aesthetic to road sign issues, and more. The Board thanks them both for their great service and hopes they will continue to help when needed.

Thad “Buddy” Goodson, Election Chair, could not be present. Jim Ball, Nominating Committee Alternate Director, conducted the Election process. He thanked the 2013-2014 Nominating Committee members for their efforts: Bob St. Onge, Chris Ward, Jerry Barnett, Day North, and Directors, Margaret Passailaigue and Dottie Teetor. Jim announced that the Board fulfilled all requirements of the By-Laws and the 1999 Amended Declaration and Restrictions necessary to hold and conduct the Annual Meeting and Election. There are 4 seats to be filled. Five applications were received. He thanked all that applied. Interviews were conducted by the Nominating Committee on August 28, 2014 at the Snee Farm Country Club. Four candidates were unanimously recommended to be placed on the ballot:

- For the remaining two years of the resigned term: Ed Hutson
- For the three, 3-year terms: Don Campbell, Brian Eanes and Mario Rasgo

Jim asked if there were any nominations from the floor – there being none, he made a motion to close the nomination period. The motion was seconded and passed. Jim asked each candidate to speak, and thanked them for their participation. He then reviewed the voting process and asked for all ballots which were collected and deposited in the locked ballot box. He made a motion to close the election. The motion was seconded and passed. The ballots will be counted and verified the following day at the office of McCay, Kiddy and Associates, LLC. The election results will be posted on the entrance sign boards and on the website.

Jackie thanked Jim, the Committee, and the candidates. She made the following announcement: The By-Laws require that we announce tonight the Board’s appointment of the 2014-2015 Nominating Committee at the Board’s Regular Meeting held on September 2, 2014: Buddy Goodson (Chair), Bob St. Onge, Chris Ward, Jerry Barnett, Day North, Dottie Teetor, and Margaret Passailaigue. The Alternate Director will be determined after this election.

Foundation Member Comments

Mary Roden (922 Overview Court) - asked if the Board would consider installing trash cans throughout Snee Farm, to encourage residents to pick up trash and have a place to deposit it if they are walking through the neighborhood. She referenced a similar installation in Park West. Jackie thanked her for her suggestion and let her know that the Board would take it under consideration.

Shannon Hammond (1113 DeLeisseline Boulevard) – asked for clarification on the location of the Gregg Tract. Margaret Passailaigue, explained that it is 4 parcels behind the Starbucks and Walgreen on Highway 17 consisting of 40 acres, and border Snee Farm, Wando Lakes, Wando East and Montclair. Jackie added that the areas of Snee Farm adjacent to it are Law Lane and Westos Way. There was additional mention of this tract’s relationship to the Snee Farm storm water drainage system.

The meeting adjourned at 8:35 PM

Prepared by Leslie Cowell for Dorothy Clinton, Secretary

Approved by the Board of Directors Electronically, on or before October 7, 2014

Attested to By Jackie Walker
President