

**SNEE FARM COMMUNITY FOUNDATION**  
Board of Directors Regular Monthly Meeting  
September 19, 2017 - 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, Michael Hagedorn, Dorothy Clinton, Dottie Teetor, Mario Rasgo, Ed Hutson, Brian Eanes  
**Absent:** Don Campbell, Jeremy Burnham

**Minutes Approved**                      **August** Monthly Meeting Minutes Approved

**Invited Guests:**                      Jessica Turner, Southern Community Services  
Jerry Barnett - Security

**Presidents Comments**

Thank you homeowner's who almost without exception worked to restore their homes and our community to pre-hurricane conditions. This speaks to the character of our homeowners and the pride taken in our community.

Thank you to the Board members and Foundation members who participated in the nomination process for our upcoming Annual Meeting and election. Due to a procedural issue, Jerry Barnett, Erble Creasman, and Chris Ward were called back after leaving. Their efforts were much appreciated.

Several Board members met again with Emily Raby, TOMP Stormwater to discuss specifics of the Town's easement request. The Board's requested revisions have been accepted and forwarded to TOMP legal.

**In Executive Session September 5:**

- **The Board unanimously agreed to have SCS mail absentee ballots to all Homeowners.**
- **The Board unanimously agreed to adopt the "Commercial Use of Lots Resolution".**
- **The Board unanimously agreed to adopt the Miller-Dodson Reserve Study.**
- **The Board unanimously agreed to Forever Green's proposal to mow the Whipple Rd property.**
- **I brought to the Board's attention that the "Snee Farm Village" development may have changed hands. I advised I would try to contact them to confirm and invite dialogue. My calls and emails were not returned.**

**Property Management**

Jessica Turner (SCS) explained the efforts to deal with delinquent accounts have been successful; some have been served with papers, others have paid what is owed. Revenues continue to be higher than expected and expenses lower. Postcards have been sent out for the Annual

Meeting, and ballots will be mailed this week. These contain instructions on how to return them. It is hoped that this new system will eliminate the last minute work toward achieving a quorum.

### **Security**

Jerry Barnett reported that this will be his last report as he is stepping down. He will be greatly missed. He has been in contact with MPPD and there has not been much activity. Thefts reported in unlocked vehicles and neighbors are cautioned not to confront when teenagers are disruptive as it can result in retaliation. Speeding continues to be an issue and Jerry again requested that speed traps be set up in the neighborhood.

### **Finance**

Michael reported that small amounts in arrears will be dealt with. He re-stated that he is committed to enforcement of the ADAR as it is written. There was some debt that had to be charged off as uncollectible as no documentation was found in support of same. Compliments to Sherri at SCS who has been a pleasure to work with-fair and balanced collections taking place.

Michael requested that Chairs of committees work to getting budgets together for the upcoming year. These should be available no later than November.

"Thank you to New Leaf Tree Service (Jessica and Marcello Pares) for removing a downed tree limb on Snee Farm Parkway at no cost to SFCF."

### **Maintenance**

Contracted lake and irrigation work continues on schedule.

Ed Hutson upgraded Long Point light fixture.

We awarded Rainfree Irrigation a contract to upgrade rain sensors.

Work is almost complete on Beaumont vegetation.

Indigo Cut and Garden Way walls on hold pending results of reserve and stormwater studies. Dottie explained that before the storm she and her yard crew went out to try to clear the vegetation on the Casseque Bridge, so that it would reduce flooding. After much work, they were able to get one clear and it did help. As a result, a quote was received to do all bridges (Casseque, Farm Quarter and Deleisseline) and remove the vegetation all together. A second quote will be sought as well.

### **Landscape**

The abundance of rain this summer continues to create challenges for the landscape crew. If the ground is too wet you shouldn't mow because the weight of the mowers creates ruts. They have to come back and mow when the conditions permit.

We were extremely fortunate with hurricane Irma. We had a split tree near the gazebo and some branches in the islands broke, but nothing major. Tommy Boals of Mt. Pleasant Tree and Shrub drove through Snee Farm the afternoon of Irma to be sure there were no trees blocking our streets. Our investment in good professional tree maintenance has definitely been money well spent. We are blessed with beautiful trees and good maintenance minimizes tree damage during storms as well as makes Snee Farm more attractive.

**Restrictions: No report**

**Architectural Control: No report**

### **Communications**

Natural phenomena, rough weather and a national holiday generated the need to send out several email blasts regarding garbage/trash and recycling revised collection schedules. It started with the 2017 Eclipse, then Labor Day and lastly Hurricane Irma. As of Tuesday, 9/19, it appears as the first round of yard debris collection due to Hurricane Irma has been completed for Snee Farm. Garbage collection was delayed 2 days, but is back on schedule this week.

Due to Hurricane Irma, we were not able to get the meeting and election materials sent out to the homeowners and needed to reschedule the Annual Meeting from 9/21 to Thursday, 10/5. The sign boards along with the website have all been revised to indicate the change. An email blast was also generated to communicate the change of date, indicate the guest speakers who will be at the annual meeting and to inform homeowners the materials they should be expecting in the mail. The email blast included links to the following materials that were sent out to homeowners on Tuesday, 9/19:

- Election cover letter with instructions
- Candidate Bios
- A Numbered Voting Ballot (the actual link included a sample ballot)
- The Meeting Agenda

These links were added to the website within the Annual Meeting page in coordination with the email blast.

### **Nominating and Election**

Brian Eanes, Chair, reported that the Nominations Committee met on Sept. 5, 2017. at 4 PM. There were five members present. They were: Steve Hurst, Erble Creasman, Dottie Teetor, Jeremy Burnham, and Chris Ward.

There were four candidates for three open three-year positions. The applicants were TJ Del Duca, Kevin Christy, Jodi Daniels and Mario Rasgo. The Committee interviewed all candidates and made their recommendation that three names should appear on the Ballot. Their bios and information will be sent out with the Ballots, numbered, by SCS.

Steve thanked the members who helped with this process.

## **NEW BUSINESS**

### **Nominating Committee**

Dorothy made the motion to approve the Nominating Committee for the 2018-19 year composed of the following: Erble Creasman, Dottie Teetor, Jeremy Burnham, and Chris Ward. Thanks to Brian Eanes for agreeing to chair. This Committee must include no less than two Directors and one Class A member of the Foundation as stipulated in the By-Laws. Seconded and Passed.

A second motion was made to suspend the rights and privileges on all Members in default of Annual Assessment and related penalties, etc as stipulated in the ADAR (Article III, D Suspension of Member's Rights) which includes disallowing participation in the upcoming Annual Meeting and Election if not resolved prior. Seconded and Passed.

**Meeting adjourned @ 6:42 PM**

**Prepared by Dorothy Clinton**

**Approved Electronically on or by October 17, 2017**

**Attested to by Steve Hurst, President**