

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
May 5, 2015 – Snee Farm Country Club – 5:30 PM
MEETING MINUTES

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

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

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

Minutes Approved – April 7, 2015 Reg. Mo. Meeting - Electronically on or before May 5, 2015

Invited Guest – None

President's Comments – Jackie noted it being a very busy month. She stated her appreciation of the work and sacrifice given by the Directors.

Restrictions

Michael Hart reported sending 108 letters – 53 for violations and 55 reminders. Eleven communications resulted and were dealt with – most concerned waste at curbside. The Gardens continues to generate more issues than normal. Today, a large load of dirt was intentionally dumped on the road in front of a Law Ln. residence without notice or permission from the Board.

Finance

Debbie reported collections of \$9,700 - \$8,000 of which is assessment related. A total of 68 letters and statements were mailed; of these, 38 were tier one letters. Three closings took place in April, four are scheduled for May.

Margaret continued from last month's budget discussion that many increases in costs have exceeded the increase in our assessments. This caused cuts to the landscape budget, and suggested that unused funds from other areas should go to that account.

Inspections and estimates regarding the Indigo Cut entrance walls are pending. Depending on the remedy and total cost, funds may need to come from our Capital Improvement account.

Maintenance

Barney reported on the lake system maintenance including collection of trash and weed control – ongoing work on the submersed weeds in shallow ponds and the mouths of creeks that flow into our lakes, and spraying the Duckweed that flows into our system via Mt Pleasant water system ditches. The Westos Way Pond and the west Butterfly Lake have been a focus for us - Rob visited with the adjacent residents to address their concerns relative to the issues/status of our overall system that impacts our ability to resolve all the issues. The Alligator Weed is having a special application made this week. The Board was contacted by a new owner about standing water in a ditch adjacent to his property at Farm Qtr. Rd. Even though standing water is not uncommon relative to the drainage system, we asked the Town to evaluate and report back to us.

Jackie noted that the ongoing inappropriate practice of those who are blowing into, or leaving, yard debris in the curbs/streets, and/or not promptly/consistently cleaning those areas to keep it from entering the lakes system, has been a major contributor over the years to creating the silting problem. Other lake issues include inappropriate fishing or abuse of the Carp that we purchase (at a significant expense) to control certain weed growth – they are not to be caught or disturbed. Also, abuse/negligence in allowing fishing line, trash, etc., continues

and is killing our wildlife inhabitants in their environment. She stated that we need to be proactive in educating and keeping owners informed about lake protocol and maintenance.

The 200 Carp order cannot be filled until the latter part of May – Rob will keep us posted as to when we can expect delivery.

Ed pointed out that the lights at Parkway and Long Point are out due to a cable issue.

Landscape

Dottie reported that the Ashcrafts have trimmed the Eleagnus and done other seasonal pruning. They installed new seasonal plantings at all four of the entrances. Before the end of the month they will begin the Formosa Azalea pruning. They will start at Liberty Circle and proceed to Charlestowne Park and Garden Way to accomplish all possible relative to the funds allocated. This will give us a good measure for future planning/funding. T. Boals pruned some overhanging limbs on our streets.

Prior to this meeting Jerry advised the Board that he had been contacted by the Town (Public Services) regarding their intent to inspect our three road bridges relative to Stormwater run-off. The goal is to clear what is necessary to enable the water to drain into the lakes rather than pool on the roads. This could help us save funds we budgeted for this purpose.

Security

Jerry reported 5 MPPD incident reports for the month:

1. Vehicle going the wrong way around Plantation Circle – Illegal drugs/paraphernalia and a BB gun were found in the vehicle and Marijuana odor was present. The driver was taken to jail/booked.
2. Ongoing domestic disturbance at a same property.
3. Abuse to/by a family member.
4. Homeless person with five dogs sleeping at the SFCC.
5. Ongoing breaking/entering and theft at a same Law Lane property - cash and jewelry.

Architectural

Jackie reported another busy month which is not uncommon this time of year.

Communications

Mario reported minor updates to the new website under construction. He asked the Board for input, including information, related photos, etc. that may be considered to enhance it.

In conjunction with the signboard message regarding the wildlife present in SF, an email blast was sent that also provided a link to the SC Dept. of Natural Resources.

Other messages are needed, i.e., pet issues – improper use of property, removal, and disposal of pet waste; dogs and cats roaming off their property, feral cats, uncontrolled barking, etc. Mario asked for assistance from the Board in identifying topics and providing information to aid his efforts in creating the email blasts.

Other Reports and Information

- **SCDOT Traffic Sign & Sight-Line Issues at Longpoint Road** – Tree & Brush rimming was done by the County to improve the sight-line, but the Traffic Sign (cautioning of the approaching G. Way entrance) has not yet been replaced.
- **Liberty Circle:**
Diseased/Dying Pine Tree – Jackie thanked Margaret for identifying this tree in an easement area adjacent to Liberty Circle, including sharing her experience that its location should warrant the Town removing it. Jackie reported it to Public Services and anticipates that they will do so.

Sink Hole – Having contacted all the utility entities to check the sink hole at Liberty Circle, it was determined that it was not due to their services. It is likely due to decaying tree roots and must be filled for safety reasons.

Margaret made a motion that we get estimates for the cost to fill it with dirt, Seconded and Passed.

Note: Due to the safety aspect of the issue, if the cost is under \$500, the decision to proceed can be made at the discretion of the President and the Treasurer.

- **Civic Organization(s) Signs – Hwy. 17 Near the Front Entrance** – The Town confirmed that all have been removed or relocated from this location.

- **Planters Curve Buckled Asphalt** - We are awaiting an update from the Town.

- **Whipple Road Fence Project (New)**

Our letter of April 16 (made a part of these minutes) was given to the twenty property owners adjacent to this project. Only one owner communicated a concern – it regarded potential impact to the existing vegetation buffer that exists behind her property. Work is scheduled to begin on Monday, and all conditions being favorable could be completed by the end of May.

Whipple Road Fence (Existing)

Having learned that MPWW was not consulted prior to it being constructed in 2012, we learned of issues relative to them having proper/immediate access to their easement for service/maintenance related to the sewer mains and related gravity line that serves much of Mt. Pleasant. Jackie and Ed will be meeting with them to determine the remedy needed to provide same, and improve security to the adjacent property owners.

- **New Charlestowne Park – New Lighting**

The wattage recommended and installed was 100 watts per fixture (3). Discussion resulted in a consensus that the brightness is more than expected. Ed obtained an estimate to change the wattage which will require rewiring the fixtures - \$150 per fixture. He will speak with the electrician to determine what would be sufficient to reduce the light without compromising the safety/security needed.

Margaret motioned to authorize Ed to work with the electrician to evaluate the matter, and contract him to do the work at a cost to the Foundation of no more than half of said estimate, Seconded and Passed.

Meeting Adjourned at 6:55 PM

Prepared by Dorothy Clinton

Approved Electronically on or by June 2, 2015

Attested to by Jackie Walker, President

Attachment – Whipple Road Fence Project Letter of April 16, 2015 to Adjacent Property Owners.



community foundation

POST OFFICE BOX 751, MT. PLEASANT, SOUTH CAROLINA 29465
PHONE (843) 884-5956 ~ FAX (843) 884-9222

April 16, 2015

Dear Property Owner,

This letter is being sent to you and the other 19 property owners whose lots are adjacent to the parcel of Snee Farm Foundation common property (FCP), more commonly referred to as the SCE&G easement that extends from Indigo Cut to Longpoint Rd.

We are pleased to inform you that the Board has approved completing the wood security fence to replace the existing chain-link fence which does not provide the security, privacy, and quality aesthetic needed. It will be consistent with most aspects of the completed section, including step-construction due to grade changes, with a maximum height of 8'. However, without gates to add a greater level of security. It will span 1,675', from the completed 850' section, for a total of 2,525' that will meet the chain-link fencing at Longpoint Road.

We trust that most of you are familiar with the easement criteria of your lot, as well as the adjacent FCP, that requires unencumbered access for the authorized entities to do their work. We will be happy to assist you in understanding this if needed.

Having received the survey information needed to confidently locate the property line you share with the FCP, and the existing chain-link fence, it appears there are some personal encroachment issues at some of your properties into the FCP. Encroaching fencing, structures, etc., may need to be addressed to achieve the new fence line and ample corridor for future fence maintenance that will be the responsibility of the Foundation. Therefore, having conferred with SCE&G, it was determined that the new fence will be located five feet from the property line into the FCP to enable adequate space for the contractors to soon proceed and fully complete this project with little to no impact to your property. Only when the clearing for that corridor is being done will we be able to confirm any issues that need to be promptly corrected.

If we find that this applies to you, we will contact you immediately using the information from the data base. Once the new fence is constructed, you will have the opportunity of removing your personal fencing at the rear property line since the Foundation will permit you to extend your side fence sections to the new fence. There will be specific criteria for this, at the direction of the Architectural Control Committee (ACC), to ensure that no aspect of the new fence and corridor is compromised for aesthetic and maintenance purposes. No other application or use of the new fence can be permitted.

The clearing of the area from the property line to where the new fence will be located will be done by Mt. Pleasant Tree Service. FenceCraft will remove the chain-link and construct the fence. Conditions permitting, the work is scheduled to begin approx. April 29th, and we anticipate its completion to be approx. end-May. Any further information and updates will be provided to you by email. If you wish to receive them, please be sure your email address is up to date by contacting A-Plus Property management at aplus@apluspm.com or 884-5956.

Please ensure that your pets and children are not left unsupervised in the area during this work for the safety of all concerned - please also apply additional security precautions if needed during the period the area is not secured which could be at any point during this project. THANKS for your understanding, patience and help during this major quality improvement to our Community...a win-win for all! If you need to contact us:

Ed Hutson [\(843\) 729-4891](mailto:ehutson@sneefarmcf.com) or Jackie Walker [\(843\) 884-3617](mailto:jwalker@sneefarmcf.com)

Best regards,
Your Board of Directors



Managed by A-Plus Property Management
aplus_pm@bellsouth.net