

**SNEE FARM COMMUNITY FOUNDATION**  
Board of Directors Regular Monthly Meeting  
November 1, 2016 – Snee Farm Country Club – 5:30 PM  
MEETING MINUTES

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

**Board Members Present:** Dorothy Clinton, Dottie Teetor, Ed Hutson, Jeremy Burnham, Mario Rasgo, Michael Hagedorn, Steve Hurst, Don Campbell      **Absent:** Brian Eanes

**Others Present:**                      Michael Hart, Restrictions Compliance  
    Debbie Rodgers - A+ Property Management  
    Robert Rodgers

**Minutes Approved**                      October 11 Meeting Minutes      Approved electronically

**Invited Guests - None**

**Presidents Comments:**

Thank you to our homeowners who did a wonderful job of clean up after Matthew while respecting our streets and stormwater concerns. Thanks also to contractors who certainly seemed to put us at the top of their lists.

Thank you to the Town of Mount Pleasant for their efforts in this massive clean-up.

Our new Board members and existing members in new roles continue to learn their jobs and responsibilities during this transition period.

A reminder to Committee Chairs with budget responsibilities. Please begin your preparations for 2017 and review your vendors and their contracts.

**Restrictions:**

Don Campbell reported that the numbers were down probably as a result of Hurricane Matthew. An email reminder probably should go out as people are still placing debris at the curb and normal pick up is not re-established. In total 30 letters or reminders were sent out. Of these 14 were fines and 16 were reminders.

**Finance**

Deb (A+) reported that October was quieter than September. There were three closings and the paperwork for a fourth is in the works. Sixty-four billing statements were mailed and \$2,075.00 was collected. November receipts are at \$500. \$200 was in administrative fees and the other was for restriction violations.

Five small claims complaints were filed. Two filed in September have been served. The court has scheduled those hearings for December. Financials will be prepared when Deb gets the bank statements.

Michael reported that signature cards have been updated and new user IDs and passwords have been established and were available. Earned interest has declined annually since 2013. Two

accounts are non-interest bearing. He will investigate higher interest alternatives, in compliance with ADAR, and report my findings at the next Board meeting.

Aggregate account balances at one of SFCF's banks currently exceeds FDIC insurance limits and will be reallocated to be fully insured.

Vendor contracts have been reviewed:

- A-Plus contract renews 12/31/2016, notice of intention to renegotiate was sent 10/31/2016 after discussing with Steve Hurst, in accordance with the contract, to preserve SFCF's contractual right to renegotiate. No recommendations or decisions have been made regarding contract renewal at this time.
- Ashcraft contract is renewed through December 31, 2018
- GOBI (Michael Hart) contract is renewed through 12/31/2017.
- Meads Tree Service contract for \$5,000 expires 12/31/2016.
- Mt Pleasant Tree contract for \$55,000 expires 12/31/2016.

Vendor contracts/expenses have increased 25% since 2013:

- A-Plus total compensation has increased 37% since 2013. A significant portion of the increase is from variable income from a 50% revenue sharing for Administrative fees approved by the Board during the January 2016 meeting.
- Ashcraft fees have increased 12% since 2013 and will increase 3.5% in 2017-2018.
- GOBI fees have increased 11% since 2013.
- Mt Pleasant Tree fees have increased 31% since 2013.

The Board has a fiduciary responsibility to our homeowners to determine the market rate of vendor services, through competitive bidding, to assess the fairness and reasonability of their fees, prior to contracting for any work. Given that our income from Assessments, Fees and Interest remains flat, significantly increasing vendor expenses is financially unsustainable. Moving forward, all requests for budget approvable vendor expenses should include competitive bids for comparison.

During his analysis of the financial statements and accounting practices, accounting irregularities, lack of transparency, and inconsistencies have been discovered that have prompted a thorough investigation of SFCF's financial situation. With A-Plus's and GOBI's cooperation, he expects to report his assessment no later than the next Board meeting.

## **Maintenance**

Work continues on routine contract maintenance. There have been no changes or initiatives since the work outlined in the Annual Meeting report.

The sign at the front entrance which had been blown down during the storm was repaired. Thanks to Jerry Barnett for that.

Electrical work order has been placed for Indigo Court. These LED lights must be ordered.

## **Landscape**

Tommy Boals (Mt. Pleasant Tree and Shrub) did a drive through of Snee Farm on the afternoon of Matthew to see if there were any trees or limbs in our roadways. The Ashcrafts (Ashcraft Irrigation and Landscaping) did a drive through also.

We had 2 large leyland cypress trees that uprooted and fell. They were next to the gazebo and by the lake on Farm Quarter. An oak in the center of Liberty Circle was badly damaged. The oak had been pruned recently. The two cypress have been removed and the oak cleaned up from the storm damage. Tommy thinks the oak can be saved,

A very tall oak along the Snee Farm side of the Beaumont fencerow was dropping limbs toward Beaumont. Debbie Rogers (A+ Mgmt) and I taped off a section of the Beaumont parking area to prevent vehicles from being damaged, should a limb fall over the fence, until the tree could be removed. Jerry Barnett helped also. The tree was removed promptly.

The Ashcrafts spent quite a few days and a lot of manpower cutting up limbs, raking debris and removing the debris from Snee Farm. It was quite a daunting task.

The Snee Farm sign that hangs from the lightpost in the small island at the front entrance fell and was broken during the storm. I contacted Ed Hutson and then Jerry Barnett. Jerry picked up the broken sign from my house where the Ashcrafts had delivered it. Jerry was able to repair and rehang it. The sign was made when we re-landscaped the front entrance after the highway 17 widening.

## **Security**

Ed reported that he had not had contact with Jerry Barnett. There was concern about sight line issues (covered by the ADAR), which need to be addressed. Ed and Mario will speak to the homeowners.

## **Architectural Control**

Jeremy reported that the phone calls have slowed. He is working on new cases and Jackie Walker continues to finish up those she had on going.

## **Communication**

Mario reported that 3 email blasts were sent out during the month of October. 2 related to the hurricane debris collection schedules. The third email blast was a reminder of the 25mph speed limit within our neighborhood and the need for extra precaution by both drivers and pedestrians due to the large quantity of storm debris and dangling tree limbs along the sides of our roads. As a sub-note to the email blast, we suggested people park their vehicles in the direction of traffic,

especially when it is dark out. This provides better visibility to drivers of the vehicles along the side of the road, due to the reflective nature of the brake lights.

The message boards at the 4 entrances also reinforced the 25mph speed limit.

The website was updated with the following:

- Both the 2016 Annual Meeting and October 2016 meeting minutes.
- The architectural control committee request form was revised with Jeremy Burnham's (new ACC chair) contact information.
- Reviewed and adjusted the format, so the layout of content for mobile devices display properly.

Now that most of the storm debris has been collected, we will be sending out an email blast and changing the message boards to remind people to clean up any residual debris left after collection. This is important for both the curb appeal to our neighborhood and the long-term health of our stormwater system. Don Campbell (compliance chair) will be checking with the city for when they will resume the normal debris collection schedule.

ACC Chair, Jeremy Burnham, requested we reinstate Jackie Walker's Snee Farm email address, [jwalker@sneefarmcf.com](mailto:jwalker@sneefarmcf.com), as she is still on the ACC committee and to avoid any missed communications from residents who still use that email address. The request was accepted and will reinstate the email address.

**Other Reports:** none

### **New Business**

The Foundation has been approached by JKM Holdings, and the developers for the Snee Farm Village project. They have asked that the Foundation clear a deed issue involving a parcel of land at the front entrance of the neighborhood. On advice of counsel, the deeds were examined and found to be cloudy at best. That being the case, it was determined to be in the best interest of the Foundation to agree to a quit claim deed.

**Motion was made to deliver a quit claim deed for the property in question in exchange for all associated legal expenses a transfer of maintenance responsibilities and \$5.00. Motion was seconded and passed. Since two Board members were absent, it was agreed unanimously to finish this business by email. Voting was concluded by email and passed unanimously.**

Jackie Walker asked if Michael was looking into the CPI which is 1.7%. Michael responded he would be inclined to have the CPI increase by rounding off the number.

Additional suggestion was made relative to trash and debris- that an email blast go out advising people when the normal pick up would begin and asking that they not put out bags, etc., until the pick up date. This in an effort to keep storm drains clear.

Meeting adjourned at 6:30 PM

Executive Session Held

Prepared by Dorothy Clinton

Approved Electronically on or by November 10, 2016

Attested to by Steve Hurst, President