

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
March 20, 2018 - 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, Jeremy Burnham, Dorothy Clinton, Mario Rasgo,, TJ DelDuca, Dottie Teetor, Ed Hutson, Jodi Daniels, Michael Hagedorn

Minutes Approved: February Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services
Ashley DeStafano - Community Playground

Steve invited Ashley to make her proposal before his report so as to save the homeowners time.

Ashley explained that she and many others in the neighborhood would like to see the construction of a playground area for residents. She felt that the demographics of the community indicated many families with young children could benefit from this addition.

A number of points were raised:

- The issue of liability had been addressed with our insurers and would not be a problem
- The selection of a location would have to be considered carefully as parking and noise would be impacted
- To encumber common areas would require a 2/3 vote of the members

A number of suggestions/comments were made by the Board:

- The possibility of using Club property for this
- The possibility of considering it a part of the Brightwater Homes project

It was agreed that Ashley would work with Michael Hagedorn and other homeowners to evaluate different sites. Ashley was also made aware of the need for groundwork in talking to homeowners, so they can be made aware of this proposal.

Presidents Comments

TOMP is preparing final paperwork on the easement request which will include our requested inclusion of detail and compensation for destruction of signage and landscaping on Whipple Rd. and our cost of mailing. We have scheduled a public hearing April 3. Message boards, Website post and email blast along with a homeowner mailing will publicize this.

Property Management

Jessica Turner explained that overall revenues are higher than budget, \$7,339 YTD. Fines/ Violation revenue of \$7,560 is the main driver of this positive variance as this was an unbudgeted revenue item. She went on to explain that SCS has fielded a number of calls regarding the letters and warnings with regard to violations.

Overall Expenses are higher than budget, \$3,087 YTD, with the following significant budget variance(s):

Negative

7060 Insurance - \$10,379 – this was an unbudgeted expense. We didn't note this when approving budget, nor did I pick up on it on the Jan Financials.

Positive

5270 Grounds Maintenance. – \$1,153 – monthly expense is \$600 lower than monthly budget. 5276 Lakes Maintenance. – \$1,274 – no February expense - Feb invoice was paid last week

Projects/Misc. February

- 4 New Move Ins - Feb
- Provided Quote for bird house removal - Board Volunteers took these down
- Weekly violation rides have been executed
- Monthly Monday Trash Debris violations drive done in an attempt to make homeowners more aware of the regulations
- Monthly invoice sent to Country Club

Security

Ed Hutson reported that there had been an attempted break in on Harvest Way through a garage. He has been communicating with TOMPP.

Finance

Michael explained that the move to the fiscal year will be delayed as SCS implements their new software package. Motion made to this effect Passed unanimously. He also explained that SCS will do the taxes for the new fiscal year.

There have been a number of requests for fines to be waived regarding violations. Each case is decided individually, but much depends on whether or not this is a first violation.

Maintenance

Contracted lake and irrigation work continues on schedule. Steve has paint quotes ranging from \$5,685 to \$15,000 for the Whipple Rd. fence. He is inclined to go with a \$9,830 bid which is for two coats of paint as opposed to stain.

Rainfree needs to do work in Plantation Circle and we will try to determine if this is the result of construction...if so, we'll seek restitution.

The Purple Martin houses were removed at no cost. Special thanks to Jeremy, Ed, and Michael and TOMP for hauling them away.

In the near future we will need to make a decision on the Beaumont Fence; remove, repair, replace?

Landscape

Forever Green is continuing to trim back the old growth on our plants. This allows healthy new growth for the rest of the growing season.

We have interviewed landscape designers to address our 4 entrances, the Beaumont fencerow, bridges and other areas throughout Snee Farm. Being a 50 year old community, we want our community to be in top shape.

Mt. Pleasant tree continues to assess Parkway Circle, checking the trees there for possible damage from the placement of a new water line from the Snee Farm club project. They also removed a large old tree that fell along the Beaumont fence line.

Rainfree irrigation has recently done a check of our irrigation system.

Restrictions

TJ DelDuca reported that he is working with SCS to find the best balance for restriction issues. The Monday drive throughs have been fruitful in that a number of warning letters and fines have been mailed.

Architectural Control

Jeremy reported that it has been very slow with only four requests this month. Dorothy commented that this may be because people are doing outside work without applying for permits. It was agreed that an additional email blast to this effect would be created and sent out.

Communications

The following email blasts were sent out:

- The final phase of the Snee Farm Gardens resurfacing project - Other than letting everyone know that right of way driveways will be resurfaced, this email blast inspired several requests for various road repairs within Snee Farm. Due to these requests, the Town of Mount Pleasant was contacted and they filled pot holes on Chersonese Round. Charleston County was also contacted and sent video/pictures of deteriorating areas such as the intersection of Farm Quarter/Casseque Province and Shady Grove Lane. The County has a system that ranks areas of priority for repair and information provided to the County will be used in that ranking.
- Getting to know the ADAR - This was a first in a series of emails to be sent out and conveyed the process for enforcing the guidelines set forth in the ADAR. The campaign is designed to bring awareness to the ADAR and make it easier for residents to familiarized themselves with it. Future emails in the campaign will focus on communicating and clarifying specific guidelines.
- Stormwater Easement Hearing - This informed everyone a hearing will be held on Tuesday, April 3rd, 6:00 PM at the Snee Farm Country Club.

The message boards and website were also used to communicate the stormwater easement hearing date, time and location.

Meeting adjourned @ 7 PM

An Executive Session was held.

**Prepared by Dorothy Clinton
Approved Electronically on or by April 16, 2018**

Attested to by Steve Hurst, President