

**SNEE FARM COMMUNITY FOUNDATION**  
Board of Directors Regular Monthly Meeting  
September 18, 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, Dorothy Clinton, Mario Rasgo,, TJ DeIDuca, Dottie Teetor,, Michael Hagedorn, Ed Hutson, Jeremy Burnham, Jodi Daniels

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

**Invited Guests:** Jessica Turner, Southern Community Services

**Property Management**

Jessica Turner of SCS reported:

Income Statement Review

Overall Revenues are higher than budget, \$23,319 YTD. Unbudgeted revenues from Fines/ Violations of \$11,425 and Transfer Fees of \$9,800 are the main driver of this positive variance.

Overall Expenses are higher than budget, \$8,226 YTD, with the following significant budget variance(s).

Negative

6836	Infrastructure Refurb - \$17,055– this was an unbudgeted expense.
6837	Infrastructure & Rep - \$7,546 – this was an unbudgeted expense.
7060	Insurance - \$10,379 – this was an unbudgeted expense.

Positive

5270	Grounds Maint. - \$4,611
5278	Electrical Maintenance - \$2,270
5288	Trees - \$11,600
6500	Legal - \$2,283

Balance Sheet Review

August 2017 vs. August 2018 Comparison:

- AR is \$11,400 lower than where it was 12 months ago.
- Overall Cash is \$105k higher that where it was 12 months ago.
- AP and AR details match the sub-ledger balances.

#### Notables:

- 3 New Owners in Aug
- August Violations attached
  - BIG Movement on the mailboxes! The street scape looks SO much better. This is one campaign where the Board and manager..even Jerry got a lot of thumbs up!
- Mailed out Annual Meeting Ballots/Meeting info
- Collections Update
  - 2 Owners Paid in Full

#### Misc.

I have been receiving Ballots for Annual. As we will be down 5 days due to storm with no mail delivery hard to make call on whether Quorum will be met for the Sept 20<sup>th</sup> meeting.

#### **President's Comments**

As this will be the last regular Board meeting for two of our Directors, I want to give special thanks to Dorothy Clinton and Dottie Teetor. They both worked diligently on their committee duties and always took part in addressing each issue that came before the Board. It's been a pleasure to serve with them and they will be missed.

Steve asked if we are ready for the Annual Meeting? Jessica responded that there have been about 100 ballots returned as of this date. That would constitute a quorum. Dorothy suggested revisions to the Nomination Committee procedure to reflect the newer method (sending out of ballots) and it was agreed that she and Mario would make appropriate changes as needed.

#### **Security**

Ed Hutson reported that the issue of telephone harassment has been reported to the police. There are still issues with the Beaumont cut through. Several mail boxes were vandalized. Many of these occurred in Beaumont: 2 vehicle thefts and 13 vehicles broken into. These are considered a break-in even if the car is unlocked.

#### **Finance**

Michael reported that he has audited the books and prepared an extensive report for the Annual Meeting. He and Steve went to the Town of Mount Pleasant to look into easement issues relating to the new landscape.

#### **Landscape**

Forever Green has continued refining the beds in our community. With lots of rain comes lots of weeds. They have been able to keep up with the grassy areas despite the proliferation of rain we have experienced.

The area on the right side of Parkway Drive, as you drive into Snee Farm that was hard pruned has greened out and looks a lot more controlled. We are now able to better control the vines that constantly invade the area.

## Maintenance

Contracted lake and irrigation work continues on schedule.

We are waiting for an estimate on electric work at Indigo Cut.

## Restrictions

TJ reported that there were no violations issued because of the storm. Generally there are 20-25 violations a week.

## Architectural Control

Jeremy reported that there were 9 total submissions during the month of August and three so far in September. Two permits are outstanding. Some tree work issues.

## Communications

The email blasts sent out were as follows:

- Labor Day Garbage/Trash Collection - Provided a reminder that garbage/trash collection would be delayed by a day due to the holiday.
- Hurricane Update - This was a message we relayed from the town indicating evacuation routes, lane reversals, town closures and cancellations and sandbag locations.
- After Hurricane Garbage/Trash Collection - This let residents know that Garbage/Trash and Recycling collection was on normal schedule beginning Monday, 9/17.
- Annual Meeting Reminder - Provided a reminder and information regarding our upcoming annual meeting on Thursday, Sept 20. It included links to documents that were mailed out to residents:
  - Overview Letter
  - Meeting Agenda
  - Ballot
  - Candidate Bios

Updates to the Annual Meeting Page and home page were completed on the website.

## Unfinished Business

Steve made a motion **That the Board terminate consideration of the Casseque site as a playground. option. Seconded and Passed .with one abstention**

Reasons included:

- Encumbering common areas could be an issue
- Issue of devaluation of property
- Threat of a law suit over safety issues and property values
- Issue of property owners adjacent to the site

Steve also approached the President of Ventura Villas about the possibility of using that as a site. He has not heard back

**New Business**

**Motion: That the Snee Farm Garden signs be removed  
Seconded and passed**

**Motion made to stop consideration of the Gazebo site as a possibility for the playground  
Seconded and Passed 8/1**

**Foundation Member Comments**

Nick Collins appeared before the Board to discuss fines received at one of his homes.

**Meeting adjourned at 7:15 PM**

**Prepared by Dorothy Clinton**

**Approved Electronically on or by September 17, 2018**

**Attested to by Steve Hurst, President**