

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Monthly Meeting
February 18, 2020 – Snee Farm Country Club – 6:00 p.

MEETING MINUTES

President Hurst called the meeting to order at 6:00 pm.

Board members present: Steve Hurst, Mario Rasgo, Jonathan Wilbourne, Kathi Pogorzelski, Jenny Hilton, Jodi Daniels

Absent: Adrian Cain, Jeremy Burnham, TJ DelDuca

Minutes approved: January Monthly Meeting Minutes approved electronically.

Invited guest: Sue Shunk, Property Manager, Community Association Management Services

Property Management Report: Sue Shunk, CAMS

- 1) Violations – 207 from January 1 to February 18, 2020
 - 107 violations were resolved
 - 7 trash violations received fines
 - 2 exterior modifications violations received daily fines
 - 39 Courtesy Letters sent (1st notification), with 31 being trash violations
 - 19 Warning Letters sent (2nd notification)
 - 1 airbnb violation
- 2) Insurance has been renewed.
- 3) Annual Assessment payments are being received.
 - a. The issue with Union Bank has been resolved.
 - i. If paying by check, please include the coupon.
 - b. No account should have received a late fee for 2020 assessments.
- 4) Setting up an account through the CAMS portal
 - a. If having trouble, call **888-898-4406** and Customer Support will assist you.
 - b. A problem with the CAMS system has been identified with resetting passwords.
- 5) On March 24th from 6-8 pm CAMS is having an educational session called **Board 101** for current and past Board members, as well as for anyone interested in serving as a Board member in the future.

Location: Park West Clubhouse, 2701 Park West Blvd., Mt. Pleasant

Topics: How to Run Successful meetings

Legal Issues to Consider
Understanding Financial Statements
Best Practices for You and Your Board

Speakers: Lance Govang, Regional Vice President, CAMS
Morgan Bryant, Attorney, McCabe, Trotter & Beverly, PC

President's Comments: Steve Hurst

- 1) The brick column at the main entrance that was struck has been repaired and we have been paid by the insurance company.
- 2) The Gobi lawsuit is still expected to go to trial in late February or early March.
- 3) On January 28th Adrian Cain, Michael Hagedorn (Finance Committee member) and I met with Lance Govang and Dave Orr of CAMS to discuss ongoing issues.
 - a. Although they acknowledged responsibility for shortcomings, we continue to have issues.
 - b. Most recently, there were no violation drive-throughs in the neighborhood last week, a service for which we pay extra.

Security: Jonathan Wilbourne

There were only 2 incidents related to Snee Farm posted to the Mt. Pleasant Police Department's Daily Crime Report for this past month. There was one report of a stolen vehicle and one report of auto vandalism.

There were many reports around Mt. Pleasant of vehicle entrances, so please lock your car doors.

Addendum: On February 12th, there was a report of Auto Vandalism (Bullet shot into vehicle) on Loyalist Lane.

Maintenance: Jonathan Wilbourne

Jonathan is still working on obtaining quotes for the gates on the Whipple Road perimeter fence. One of the companies that came out to see the work has not replied with a quote, so we will be moving on to another company. We do have one quote, but the plan is to get three quotes.

As reported last month, the gazebo will be our next project. Hopefully, it will be ready for spring time.

Question: Has there been any discussion about drive arounds through the neighborhood to check for street lights/lamp posts that are out?

Jonathan: I will add this to the list of things to check. If you notice a light out, please send me the location.

Question: Regarding the Stormwater Project – Please contact the installers to report the area from 1014 Planter’s Curve to two doors east was not graded properly. From day one, worsening with the recent rain, flooding continues to be a problem in this area. It was not graded properly per their specs.

Homeowner Comment: It’s been noticed that some residents along Law Lane have been using the ditches as a place to dispose of leaves and yard debris.

Steve Hurst: I will call the Town regarding this issue.

Landscape: Kathi Pogorzelski

Forever Green has completed clean-up of the pathways at the lakes on Casseque.

Question: Are the two new trees beside the Hwy. 17 entrance sign post going to stay?

Steve Hurst: The Landscape Architects feel strongly about these two crepe myrtles being in the plan. Our hope is to be able to move the sign closer to Hwy. 17. We are also looking at a larger sign and/or lowering it.

Question: On the new pathway along the side of Parkway there are some places where the slope makes me uncomfortable. Is the grading correct?

Michael Hagedorn: The grading is in compliance with ADA requirements.

Restrictions: (from TJ DelDuca via email)

January’s Home of the Month was awarded to 986 Governors Road. This homeowner has done a beautiful job of bringing this home back to life from a foreclosure situation.

The letter and gift will go out the last week of February.

February’s Home of the Month will be chosen at that time.

We are planning a Spring Clean Out Weekend for April 17-19, with no violations issued for putting debris out early prior to pick-up on April 21st.

Communications: Mario Rasgo

An email blast was created for the Red Balloon Yard Sale. The event is scheduled for Saturday, March 28th. A rain day date is TBD.

We created a new logo for Snee Farm Community Foundation using the rice plant silhouette. Mario presented two preliminary versions of the logo, which included the type below and the type to the right of the rice plant, one a horizontal orientation and the other vertical. For those who are not aware, the rice plant has historical significance to the Snee Farm area.

UNFINISHED BUSINESS

Planting, irrigation, lighting and electric are complete on Snee Farm Parkway, Plantation Circle and Liberty Circle.

Indigo Cut planting and irrigation are complete. When the sign is complete, the lighting and electric will be installed.

The work at the Garden Way and Parkway entrances is delayed because of a permitting issue. Outdoor Spatial Design (OSD) is working to resolve this.

OSD is working on alternatives to our current “announcement” sign on Hwy. 17.

This may include:

- 1) a larger and/or lower sign and moving the crepe myrtles.
- 2) a larger sign and moving the sign closer to Hwy. 17

The light at the “announcement” sign is not currently operative. It was possibly cut during construction.

Question: At the Garden Way entrance, is anything going to be done with the lighting or moving the sign closer to Long Point to make the sign more visible?

Steve: We suspect the cause of the delay of this work is because the state is mandating what we can do in that right-of-way off Long Point. The TOMP had signed off on the project, but when the mason went to apply for the permit to begin work, he was turned away.

The majority of the work will be done by March 1st. We will go through a punch list process at the end of the project with the Landscape Architect and Landscaper.

The two entrances off Long Point probably will not be done at this time, but we are currently checking on these.

Homeowner Comments:

Has the Board considered changing the timing of when the Annual Assessment Fee is due to later, not as close to the first of the year when a lot of bills are due?

The Board will discuss this in Executive Session.

The meeting was adjourned at 6:29 pm.