

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Monthly Meeting
December 17, 2019

MEETING MINUTES

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

Board members present: Steve Hurst, Jonathan Wilbourne, Kathi Pogorzelski, TJ DeIDuca, Jeremy Burnham, Mario Rasgo, Adrian Cain, Jenny Hilton

Absent: Jodi Daniels

Minutes approved: November Monthly Meeting Minutes were approved electronically.

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

Property Management Report: Sue Shunk, CAMS

Compliance: 167 violations during the month of November
83 violations were closed
3 Trash violations received fines
1 Exterior Modification received daily fines
63 Courtesy Letters (or 1st Notification Letters) were sent out
54 of these were for trash containers
10 Warning Letters (or 2nd Notification Letters) were sent out

It is time for the SFCF Property, Casualty and Liability insurance to be renewed.

Billing of the Annual Assessment should go out in the next few weeks.

- The Assessment Fee remains the same as last year.
- *Due date is January 30, 2020.*

*** We recommend that residents send a request for log-in to camsmgt.com

- If you don't have your member number, you should still be able to request a log-in with your home address and email address.
 - It may take up to 48 hours to receive an email reply.
 - If this does not work, call the 888 number.
- This will be the easiest way to make payments in 2020, which now include payment by credit card.
- Having a log-in will also allow you to view your account

Question: What is the cause of all the trash can violations?

Sue Shunk: They are being put out too early prior to pick-up or are left out too long after pick-up.

TJ DelDuca: 80% of the violations are for trash cans being put out before 2:00 pm on Mondays, the day before pick-up.

President's Report: Steve Hurst

I hope everyone is enjoying the holidays. As the year comes to a close, I would like to thank those who helped our community. Collectively, I feel the Board and committee members have invested more effort than I have experienced in the past. I'd like to thank those homeowners who attend our meetings and contribute. Also, I would like to thank our vendors:

| | |
|-------------------------|--|
| Property Manager: | Sue Shunk, CAMS |
| Landscape company: | Forever Green |
| Tree work: | Mt. Pleasant Tree New Leaf |
| Legal: | Morgan Bryant |
| Irrigation: | Mike Olivetto with Rainfree Irrigation |
| Landscape design: | Outdoor Spatial Design |
| Landscape construction: | Artigues Landscape Group |

I also want to thank the Country Club for allowing us to use their facilities. I particularly want to mention and thank Nopporn Kichanan, the Landscape Architect who volunteered his time and expertise to design all four of our new signs. As always, thank you to the Town for the many excellent services they provide. My apologies to anyone I overlooked.

Looking back on the year, I'm happy to report the Stormwater Project is complete ahead of schedule. Special thanks to all staff involved. They worked very closely with the Board. Snee Farm Village is progressing with six properties now under contract. Lastly, our Landscape and Signage Project is underway.

Question: Will Snee Farm Village be part of our HOA?

Steve Hurst: From the beginning they have expressed a desire to be part of our HOA, but they are marketing these homes as having a separate HOA. Their homeowners will be charged an assessment fee of \$175 a month, which includes full maintenance. They are allowing on-street parking, which is different than SFCF restrictions. In the future if Snee Farm Village wants to join our HOA or we want them to join SFCF's HOA, the process is that we would petition one another and then negotiate a deal.

Security: Jonathan Wilbourne

The Mt. Pleasant Police Department is reporting 7 incidents in Snee Farm since the last Board meeting. These include:

- Assault and Battery
- Multiple counts of Suspicious Activity
- 2 Break-ins of Unsecured Vehicles
- Theft of Mail

Social media is reporting that one of the reports of Suspicious Activity was a man lurking around a backyard and looking through windows during the daylight hours.

- Please lock your house during the day, especially if you are home alone.

Report suspicious persons to the Mount Pleasant Police (843-884-4176) and remember to lock your cars.

Finance: Adrian Cain

November and year-end statements will be available at the January meeting. The bank statements were not received by the HOA company in time due to the address change with our reserve accounts. No material changes, outside of budgeted expenses, were made in the month of November. We expect to close 2019 on budget and according to plan.

One minor change was made to the 2020 budget for the website and email accounts due to updated numbers provided by Mario. It represented a \$210 increase and will be balanced by reallocating funds from the beautification budget.

Funds for the Landscape Project will begin to be paid out of the HOA's reserve account. Those will be reported on a monthly basis as the project continues.

Maintenance: Jonathan Wilbourne

With the Landscape Project in progress, there is not much to report at this time. There have been reports that the gazebo is in need of repair. This work has been included in the 2020 budget. As the new year begins and the Landscape Project is completed, issues will be addressed.

Landscape: Kathi Pogorzelski

Christmas decorations were put up at the main entrance and gazebo only due to construction and landscape work.

Thanks to those who assisted with decorating:

Board members - Jodi, Steve, Jeremy and Mario.

Committee Members - Dottie Teetor and Dorothy Clinton

Homeowner - Eva Wicks

Restrictions: TJ DelDuca

We have reached an understanding with CAMS on the consistent enforcement and reporting of our restrictions, especially regarding the correct days and times for putting trash/debris and recyclables at the street.

Launching in 2020, we will be adding a "Home / Yard of the Month."

- The Restrictions Chair will choose one winner monthly to receive a \$50 gift card from the Board for demonstrating best in class home and yard maintenance.
 - o The purpose of this incentive is to say Thank You for continuing to maintain the value of our homes and to make the enforcement of our ADAR restrictions more friendly.
- Holiday decorations will also be considered for those times of year.

Question: Will the Home/Yard of the Month be featured with a sign in the yard or on the website?

TJ DelDuca: Not with a sign because of our ADAR restrictions regarding signs, but we will probably feature the home in an email blast.

We will be sending an updated list of encouraging reminders for 2020.

Architectural Control: Jeremy Burnham

8 requests for November that were submitted through the website
3 requests for December to date

The house on Daffodil that had burned down has been demolished and removed. I recently received drawings for the anticipated home build and am meeting with the new property owner tomorrow. By the January Board meeting, we should have an idea what the plans are for this property. The new drawings are for a single-story home and looks very similar to the other homes in that area.

To make residents aware – If an approved project is underway and a problem occurs that interrupts the time schedule (i.e. the contractor becomes ill), just let me know. This way we can avoid complaints of a project that has shown no progress of being completed, etc.

Communications: Mario Rasgo

The website has been updated with new Association Management information due to our contracted management being purchased by Community Association Management Services (CAMS). We updated the logo along with the information regarding company background, services provided, the annual assessment process and new payment options. All this information can be found under the Association Management section on the website at sneefarmcf.com.

Email Blasts:

- 1) An email blast was sent out toward the end of November informing everyone that the Landscape Project has commenced along Snee Farm Parkway and what residents could expect over the short term.
- 2) We also notified the neighborhood that we would be hanging holiday decorations at only the main entrance and gazebo due to landscape construction.
- 3) A resident-sponsored email blast was sent out regarding Elfie to help raise money for East Cooper Community Outreach (ECCO).

The January/February Newsletter is in the works. Debra Wilbourne has reached out to several individuals for content.

UNFINISHED BUSINESS:

Landscape and Signage Project Update

Demo of vegetation and installation of site fencing have been completed on Snee Farm Parkway, as well as the demo of vegetation on Plantation Circle. Work has begun on the installation of the irrigation and the plantation (walking) path along SF Parkway. Completion of this area (from out by Hwy. 17 to Plantation Circle) is expected to be mid-January.

- Garden Way and Parkway entrances are also part of this area.

Following the completion of the work in the north area, the landscape construction will then move to the south areas, Whipple Road entrance and Liberty Circle.

SCDOT denied our request to position the Garden Way and Parkway entrance signs off Long Point Road closer to the roadway. Our hope was greater visibility.

- The new signs will be placed as close to Long Point Road as permitted.
- They will be closer to Long Point Road than the current monuments.
- And they will be perpendicular to Long Point Road, offering better visibility.

The signage construction for the three remaining entrances is expected to begin in mid-January.

Question: Will we be getting a larger sign out by 17?

Steve Hurst: Yes. That is one of the items that has been put on the 'long list,' as well as the message boards and our covenant signs. After the bulk of the Landscape and Signage Project is completed, the Board will look at the budget to determine if/when these items can be replaced.

NEW BUSINESS:

Utility Boxes along Parkway

Bids are out and we're waiting for quotes to come back for building a fence around the electrical boxes near Beaumont. The fence will be the same type as the 8-foot fence along Whipple Road, except it will be 6 feet high.

Foundation Member Comments:

Question: Regarding Snee Farm Village having their own HOA, they are going to benefit from our half million dollars in landscaping, our maintenance and repairs of the gazebo, etc. Is there any dialogue with them on participating financially?

Question: The brick pavers by the main entrance took a beating with all their construction, can they help with the repair of that hardscape?

Steve Hurst: That's an excellent point. Ventura Villas, Snee Farm Lakes, the Country Club are all beneficiaries of this. Jeremy and I have recently had conversations with two of those parties and will keep trying.

Jeremy Burnham: Brightwater Homes (Snee Farm Village) is new and we have a good rapport with them, so we are talking to them about more of a give-and-take relationship. They want a couple things and we want a lot of things. We will have more talks with them.

Question: Is there anything that can be done to get homeowners to clean up their homes or yards?

Steve Hurst: Generally speaking, if you see an eye-sore, it is probably being addressed and a fine has probably been issued.

TJ DeDuca: We cannot make them do anything, but we can fine them for violations of our ADAR / HOA restrictions. There are some homeowners who have accumulated over \$10,000 in fines. It is a challenging process to get some homeowners to continue to maintain their homes and yards

If you ever see something that needs attention, please email me a picture of the property.

Question: Is it proper or even legal for a homeowner to call the management company to ask if something that looks like a violation is being addressed at another person's property?

Steve Hurst: You can, but I don't think the Property Manager should give out that information.

Sue Shunk: We cannot give out that information. Identities of fines are redacted for privacy. The Board is able to see that information.

Dorothy Clinton: New Homeowner Contacts

This past month has been quiet. Haven't heard of any new homeowners in the community. Many of those whom I've tried to contact over the past two months have responded.

Meeting was adjourned at 6:40 pm.