

Board Officers and
Members

1. Ann Whalen, Pres.
2. Scott Ambler VP
3. Barbara Mullally,
Sec.
4. Marilyn Birkhimer,
Treas.
5. Michael Bull
6. Rodney Davis
7. Van'Hauser
8. Ann Montgomery
9. Karen Rice
10. Leo Russo
11. Jay Voss
12. Phil Williams
13. Brenda
Manigault, Prop
Manager, Island
Realty



Over at the Villas

Newsletter: March-April, 2024

Mission:


To keep the Ventura Villas Community informed of BOA initiatives, upcoming events, progress on projects, and stories of special interest from the community.

Editor's Note: This edition of the Newsletter has been delayed beyond April 8 because of the need to report on the ballot to support the budget and to elect board members for open positions on the board. The following items are in reference to the recent vote, including the Minutes of the Annual Meeting on March 28, 2024 (Subject to approval at board meeting, April 25).

Follow up to Budget Approval

Since the fiscal year begins on April 1, the new regime fees go into effect immediately. The property manager will be sending out statements to each owner showing the new fee and noting any amount needed to make up the April amount. Anyone wishing to make special arrangements should contact Brenda Manigault at 843-242-1088 or brenda@islandrealty.com.

Copy of the Simply Voting Budgets and Election Results, April 6, 2024



5160 Decarie Boulevard, Suite 502
Montreal, QC, H3X 2H9 Canada
1 (800) 585-9694


Apr 6, 2024

Ventura Villas
1008 Ventura Place
Mt Pleasant, SC
29464 United States

To Whom It May Concern:

The following election results are certified by Simply Voting to have been securely processed and accurately tabulated by our independently managed service.

Respectfully yours,



Brian Lack
President
Simply Voting Inc.

Results - Ventura Villas Annual Meeting Online Election II 2024-2025

Start: 2024-04-03 18:00:00 America/New_York
End: 2024-04-06 23:00:00 America/New_York
Turnout: 105 (66.5%) of 158 electors voted in this ballot.

Approval of the Ventura Villas Annual Budget for 2024- 2025

Option	Votes
I approve the 24-25 budget as presented.	63 (60.0%)
I do not approve the 24-25 budget as presented.	42 (40.0%)

VOTER SUMMARY	
Total	105

Election of Ventura Board Members for a three-year term

Option	Votes
Sara McConnell	79 (22.1%)
Michael Bull	76 (21.3%)
Scott Ambler	71 (19.9%)
Ann Montgomery	67 (18.8%)
Ann Whalen	64 (17.9%)

VOTER SUMMARY

Total	105
Abstain	10 (9.5%)

Write-in candidate

Option	Votes
Write-in	20 (100.0%)

VOTER SUMMARY

Total	105
Abstain	95 (90.5%)

WRITE-INS

Option	Votes
Joseph & Anne Casey	4 (20.0%)
Michael Hart	4 (20.0%)
Joelle Franks	2 (10.0%)
Ruth Ashcraft	2 (10.0%)
Theresa Kent	2 (10.0%)
Jerry Macon	1 (5.0%)
John & Lisa Befumo	1 (5.0%)
Krienitz	1 (5.0%)
Linda Dunn	1 (5.0%)
Peter & Janet Shilan	1 (5.0%)
Ray Hatfield	1 (5.0%)



Election ID: 228953
To validate the authenticity of this
report please contact Simply
Voting at info@simplyvoting.com.

Minutes of the Annual Meeting

March 28, 2024, Washington Room, Snee Farm Country Club

Meeting called to order by President Ann Whalen at 6pm.
39 owners in attendance (as confirmed by sign in sheets).

Proof of Notice was confirmed by Brenda Manigault, Property Manager.

Minutes of the last Annual Meeting were published in the April 2023 Newsletter and mailed to all owners on March 11, 2024. There being no corrections, minutes were accepted.

Ms. Manigault introduced the members of the Board of Directors as the Roll Call.

Report of the Officers:

Ann Whalen, President, gave a short welcome and announced since there was not a quorum, this would be an informational meeting. She thanked everyone for making the various social events throughout the year a success and for their patience as we move through the ongoing process of the waterworks project. Ms. Whalen introduced guests Lauren Huffman and Paige Edwards of the Taylor Agency.

Marilyn Birkhimer, Treasurer, gave an overview of the operating expenses and balance sheet which were distributed to those present. She pointed out that with the exception of insurance, the expenses were in line with the 23-24 budget. In order to cover the cost of insurance, the board voted to apply 40K of the 80K budgeted to the Maintenance Reserve and finance the remaining 90K. She also explained several budget line items in answer to questions that had been submitted earlier by owners.

Committee Reports:

Karen Rice, chairman of the Architectural Review Committee (ARC) explained that the committee is made up of seven board members. It is their job to review each owner request, compare it to the existing rules and regulations, and make recommendations to the board each month. The board then votes on every request presented. All homeowners are welcome to attend the Board meeting to provide additional information on their ARC request. ARC forms and the information required can be found in the owner resources section on our website: www.venturavillas.com. At this time there are no outstanding ARC requests.

Ann Montgomery, chairman of the Landscape Committee reported that we will continue with our current landscapers, Landmark, for the coming year. They will continue with the weekly routine maintenance of the grounds and will trim shrubs in the common areas as time allows. In response to owner concerns, they will not be using herbicides in the future. Estimates were requested from several

other companies resulting in one bid which was more than double the current charge and one who declined to bid after seeing the size of the property.

The tree maintenance is handled by a separate company on a yearly basis. Owners who have trees that need to be trimmed or removed from the limited common areas should notify the property manager.

Scott Ambler, chairman of the Recreation Committee said that the pool and the tennis court both had excellent usage in the past year. Mr. Ambler spoke briefly about plans to refurbish the clubhouse in the future but added that it will have to wait until the budget allows. At present, only the tile in the bathrooms will be replaced. When asked about the security system at the pool he responded that Sonitrol requires a broad band internet which is available only from Comcast. The security system is necessary not only for liability reasons but to protect the POA's investment in equipment and furnishings. He thanked Bobby Carrier for the donation of a corn hole game for use in the pool area.

Barbara Mullally, chairman of the Insurance Committee spoke at length about the reasons for the increase in the property insurance premium. She presented a graphic showing the increases over the past few years, a map of disasters across the nation in 2023 resulting in claims over \$1 billion each, and the names of local agencies interviewed about estimates for the property insurance. There were many questions from the owners since the increase in premium is a large part of the reason for the increase in regime fees. Ms. Huffman of the Taylor Agency assisted in the answering of the questions.

Marilyn Birkhimer reviewed the proposed budget. She noted there was a small increase in the Landscaping contract and a 30% increase to the Insurance line item, otherwise the operating expenses stayed relatively the same. She answered several questions from the membership. An owner asked why a one-time assessment wasn't proposed rather than increasing the regime fees. Assessments are normally used to fund capital improvement projects rather than normal budget line items. Additionally, the POA attorney advised the Board that the Master Deeds do not allow assessments to be used for insurance premiums.

Another requested that Ms. Manigault find out if the POA bank will accept payments by Zelle. She agreed to look into it.

The election of Board members and approval of the budget takes place online through the Simply Voting system beginning at 9 pm March 28, 2024. Homeowners will receive the ballot by email and voting will close Tuesday, April 2, 2024, at 11pm. A quorum of 51% of the eligible voters is required to validate the election.

Old Business:

Leo Russo reported that the water meter replacement project is progressing on schedule with an expected completion date of September 2024. As the project is completed behind each building, sod is being installed and the protective fencing around the trees is being removed. He asked for continued patience with all the disruption.

New Business:

There was no new business. The meeting was adjourned at 8:05 pm.



From the President's Desk

Hello again Ventura Villas neighbors and Happy Spring. Everything looks so fresh and green again and so many of us have new yellow cars. It's a shame that the water works has us all torn up but they seem to be putting things back looking better than they did before. Residents at the annual meeting agreed. Fortunately our front yards are not being torn up and so many of us have lovely flowers that everyone can enjoy. We are so lucky to live in this beautiful and convenient

neighborhood with such a nice group of neighbors. Looks like we will have a new neighbor with Trader Joes coming to our neck of the woods.

As you all have noticed, the waterworks project is well underway. Leo's detailed report is in this newsletter. He does such a good job keeping us posted.

Thanks to all of you who attended the Annual Meeting. We had a big turnout. Next year we will make sure that the chairs are turned in the opposite direction as so many had the sun in their eyes. A big Thank You to board member secretary Barbara for explaining the insurance issues in a manner that we could all understand and while we don't like the huge raise in the premiums it was nice to hear the why. A big Thank You to our treasurer Marilyn who does such a good job with our budget. She accounts for every penny and her hard work is appreciated. It's nice to have the budget explained line by line. It was also helpful to have two representatives from the Taylor Agency present and they assisted in answering questions.

I am sorry we didn't have a quorum at the meeting so we couldn't vote on anything. Let me explain the process of becoming a board member. Most of the time we are filling vacancies which we are doing now. This is not done at the annual meeting as again, we are filling an existing spot. Please go ahead and fill out the application which is on our website and send it to Brenda. She will then check it for eligibility and send it to the nominating committee. You will be contacted and asked to come to a board meeting where you can tell us about yourself etc. The board then votes on the candidates. It's a very simple and easy process.

There was a bit of confusion regarding voting this year as some had an unapproved paper ballot and all were to have the ballot on Simply Voting. There is only one approved ballot and that is Simply Voting. The board approved and voted on that ballot in March of 2020 and we have used this system ever since.

The election is now complete as of last Saturday.. A big *Thank You* to all who voted to approve the budget. The insurance increase is going to increase our regime fees; but bottom line, we have to be insured with adequate coverage. If you have suggestions for Insurance Companies you would like us to get quotes from just let us know. Because of a glitch we all had to vote twice but voting in this election set an all time record for number of voters. It's nice to see so many residents involved in our beautiful community.

We should be getting back to our Happy Hour at the pool in May if the weather is nice. It was fun getting to meet new residents and catching up with everyone. I can't wait for it to be warm enough to swim again.

Just A Reminder

As usual I sound like a broken letter but I just want to say that the trash and recycling issues have greatly improved. Barrels are being put away the same day, there is only an occasional pile of loose cardboard and the neighborhood looks so much better.

In this newsletter there is an email from the Snee Farm golf director about our residents being on the paths, on the course with children, and dogs and joggers interfering with the golfers. If you are not a member of the club you are not to be on the golf course property. Do as so many of us do, just enjoy it from a distance.

Seems like a few people did not read the last Newsletter regarding the red sign at the entrance that spells STOP. Now that the bushes and pampas grasses are growing it's almost a blind corner. When I was walking the dog the other day I saw a very close call. Please STOP at the Stop sign. Thanks much.

If you have anything you want to buy or sell please put it in the newsletter. It's our new addition and it works.

As always a big Thank You to Jay Voss for the consistently excellent newsletter. We would love articles, questions and ideas from all residents who have something to share. You can contact him at jayvoss43@gmail.com

Wishing you and your families a very Happy Spring and please come to Happy Hours at the pool. Stay safe and well and enjoy where you live.

Ann

Committee Reports

Water Meter Replacement Report

Leo Russo

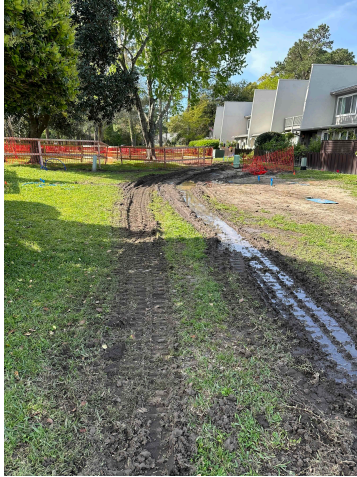
Greetings residents of our beautiful Ventura Villas community. I am pleased to provide this water/water meter relocation project update. At the present time, Anson Construction Co is at the 40 percent project completion process. Crews are continuing to make progress and as Mother Nature continues to cooperate, will continue to do so. New 4 inch waterlines and water meter relocations are taking place. The old locations caused many problems for waterworks crews to operate, manage and maintain as per the present location of the old system. The new locations of the waterlines and meters will totally eliminate that problem and will provide much improved service to the entire community. The existing water system is in excess of 40 plus years old and has had its ongoing problems. New waterlines along with additional valves will make the communities system much better and continue to provide pressure as necessary.

The project started some months ago behind the 400 & 900 villas and continues to move forward in a timely manner. The \$2.9 million dollar capital improvement project is scheduled to be completed in September, again barring any unforeseen delays.

This is a Mount Pleasant Waterworks capital improvement project and is long overdue. I will continue to update the community as time moves forward. Should anyone have any questions or concerns, I can be reached at ljrusi@gmail.com. and will continue to do my best to insure a successful project.

Respectfully submitted, Leo Russo, Board Member, Ventura Villas Property Owners Association.

Latest Photographs of Water Project Progress



800-900: In Progress.

400-900: Complete with sod



1300-1400: Newly laid sod over completed water project

Landscape Committee

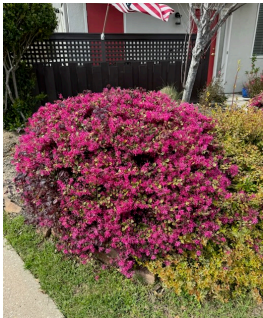
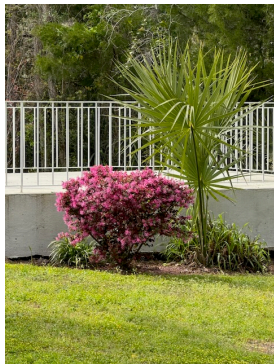
Ann Montgomery

We are working with the landscapers to trim all the bushes around the community. If any residents need trimming of bushes please let Brenda Manigault know by Tuesday of each week and we will notify the landscapers.

Early Spring Flowers in the Villas

Photos by Marcia Russo

Editor’s Note: We appreciate the contribution of Marcia Russo and her submission of the following photos of “Springtime at the Villas.” We encourage other residents to contribute their talents to future issues of the Newsletter.





Walking Your Dog on Snee Farm Golf Course

Non-Golfers on Snee Farm Property

Note from the Pro: As the weather improves, more and more in the community are making their way out to the golf course. During golfing hours, we will do our best to keep dog walkers, joggers, etc. off the course.

We need your help! If you encounter someone not golfing (dog walking, jogging, biking, etc..) on the course, **please call the pro shop.** We will send the ranger out. We'd prefer if you did not talk to or engage with them yourselves (it rarely works out).

Snee Farm is a great community in a beautiful part of the country. While we don't want golfers to have to deal with distractions from non-golfers during their rounds, we also understand that during the first and last hours of the day, it can be great place for a stroll for many of the members that live in the neighborhood.

Thanks for your cooperation,
Pete Dunham, PGA Director of Golf

Real Estate Section:

Unit	Approx Sq. Ft.	BR	Baths	Price	Closed
1903	2571	4	3.5	895,000	Active

Recent sales and listings Provided by Ann Whalen

Welcome to new residents at Ventura Villas

No new resident owners moved in during this period.

Upcoming Board Events

BOA Monthly Meeting, April 25, 6 PM, Clubhouse

BOA Monthly Meeting May 23, 7 PM, Clubhouse

Contact Info

Pres. Ann Whalen: awhalen4789@gmail.com

Brenda Manigault: brenda@islandrealty.com

Newsletter Staff: If you have ideas, constructive feedback or suggestions for the Newsletter, please email your ideas to jayvoss43@gmail.com

Website: You can always find important information on the Website, Venturavillas.com