

**Charleston National Community Association
Regular Meeting of the Board of Directors
February 09, 2015**

Board Members Present: Bob Crawford, Jayne Nendorf, Diane Smith, Willie Charles, John Cronin, Kim Hopkins and Carina Jansson

Board Members Absent: Spencer Stegall, Mark Wilson

Management Present: Jerry Watson

Homeowner Guest/s: Charmaine Gillow, Belhaven homeowner Mike Wilson, Kim Wagner of Gold Crown Management for One Hamlin Plantation, Board Members of One Hamlin Planation, Cary Krieger, Hunter George and Mary Cullings

I. Call to Order

The Charleston National Club House, 2nd floor was the location of the February 9, 2015 CNCA meeting which was officially called to order by Vice President Bob Crawford in the absence of President Spencer Stegall at 5:35 p.m.

Mr. Crawford welcomed our guests who are newly elected members of the Board of Directors of Hamlin Plantation, which recently was turned over by the developer to the homeowners. Ms. Watson had invited them to attend to see how an HOA meeting is run and how one is run in a timely manner.

II. Homeowner – Mike Wilson

Mr. Crawford welcomed and introduced homeowner Mike Wilson who lives on Belhaven, who came to talk about prior tree removal of three large sycamore trees in the common area. Mr. Wilson stated number one that he agreed one of the large sycamores was pushing up the sidewalk as so many of the large trees are in Charleston National. Number two, Mr. Wilson stated he was aware the Board is elected to do what is right for the community and he truly appreciates all the work the Board does. Number three Mr. Wilson stated he realizes the Board does not have to bring all decision making before the community. Mr. Wilson then stated that where he does disagree is where we took three large beautiful sycamore trees out because the sidewalk was being disrupted and he knows there is nothing that can be done about it now. But what Mr. Wilson would like to ask the Board is to consider the next time that we repair infrastructure, because we cannot replace nature. Mr. Wilson stated that we lost a large volume of shade and habitat with those trees. Mr. Wilson questioned the cost of repairing the sidewalk versus the removal of the trees. He also said the tree-removal equipment did some additional sidewalk damage.

Ms. Diane Smith stated Mr. Wilson made a thoughtful recommendation. Ms. Smith stated she was aware that the situation was difficult for the area. Mr. Wilson stated the tree loss broke their hearts and feels it was a terrible loss and questioned whether all three trees had to be removed. Mr. Wilson said he was told it was “cheaper” to take all three. To which Mr. John Cronin replied that all three were not cut down because it was “cheaper,” and an arborist had been consulted and we would be coming back to take the other two down. Mr. Cronin stated one had a hole in it full of bees, which means it is rotting and the other was split. The split tree had a piece of wood in it that it grew up around and in a big storm had the possibility of coming down. The Board took preventative measures from possible damage to homeowners. Mr. Cronin stated we need to protect the association and we do not want to take down healthy trees.

Mr. Wilson stated he appreciated that and this information was all new to him. Mr. Cronin assured Mr. Wilson the Board does not want to cut down trees unnecessarily, but our number one concern is to look out for the community, to which Mr. Wilson stated he appreciated.

Ms. Jayne Nendorf and Ms. Jerry Watson stated how they appreciated Mr. Wilson’s interest in Charleston National and the fact as homeowner how he was able to come to the meeting and share his concerns in such a nice manner.

Mr. Crawford mentioned about three years ago in the same circle there was a sycamore that was huge and hanging over the sidewalk and onto the street in the common area. We elected to take the tree down due to neighbor complaints who were walking and were not able to get by the tree and when the leaves fell they were in the street and everywhere, per Mr. Crawford. An arborist was consulted at that time also. Mr. Crawford stated that other homeowners have requested trees to be taken down in the common area and after consulting with an arborist, they were not diseased and we have not taken them down. Mr. Crawford feels the Board's decisions are not made lightly.

Mr. Wilson appreciated all we do and we appreciated his interest and concerns in the community to come and talk to the Board.

III. Approval of Meeting Agenda as Presented

Mr. Crawford asked for approval of meeting agenda. Ms. Diane Smith reminded all the approval was done my email.

IV. Final approval of Minutes – December 9, 2014

Mr. Crawford asked for final approval of the December 9, 2014 minutes, to which he stated Ms. Nendorf was doing a great job on the minutes as did others. Ms. Nendorf replied that it would not be possible without the help she receives from Ms. Charmaine Gillow.

Mr. Crawford asked for a motion to approve minutes, Ms. Smith so moved and Mr. Cronin seconded. All approved.

V. Committee Reports

A. ARC - Bob Crawford emailed report to all February 8, 2015.

Approved:

3479 Stockton Drive - New Roof
1116 Old Course Lane - Screen Porch to Sun Room
3329 Merion Place - New Garage Door, Change Color to Black
1266 Hogan's Alley - Dumpster in Driveway for Home renovations
4009 Harleston Green Ln- Tree Removal
1231 Sam Sneed - New Roof
3279 Heathland Way - Screened Porch to Sun Room, New Fence around back yard
3291 Heathland Way - Tree Removal
3474 Stockton Drive - New Roof
1297 Hogan's Alley - Tree Removal
3491 Stockton Drive - Install Wrought Iron Railings up front steps and rear Tree removal
1260 Walton Heath Ct - Tree Removal
3077 Linksland Road - Re Paint Home exterior

Pending None:

Not Approved:

1242 Haig Lane - Build a new In Law Dwelling behind existing Home. Decided not to do.

New Construction

Saussy Burbank decided not to build last three Homes on Charter Oaks Dr. Selling Lots to Low Country Residential Builders. They have been given our new Construction Guidelines and Restrictions. Mr. Crawford stated the metals roofs were not cost effective for Saussy Burbank. Low Country Residential Builders will be keeping with the requirements of having metal roofs. Mr. Crawford stated that he believes Saussy Burbank is continuing with the lots on Egret's Pointe Dr. where they are building the Charleston singles and have two that are almost finished.

Mr. Crawford refreshed the Board's memory from the last meeting in regard to the request from 1242 Haig Lane, which the Board unanimously agreed not to approve. Mr. Crawford spoke again to the homeowner who realized his plans were not going to work and has since decided not to do it.

B. Financial

December financials were emailed out by Ms. Watson January 27, 2015, Ms. Nendorf has no questions other than will we be able to stay closer to our budget in 2015? Ms. Watson replied yes, stating that in 2014 we had extra work performed by Wayne, sprucing up the different entrances and taking out trees, grasses that had not been planned for or anticipated. Ms. Watson added that the good news is that we are getting much for less money by using Wayne for more of our landscaping needs and projects.

Ms. Watson had a question for the Board as to whether to do foreclosure or judgment on two delinquent accounts? They are lots 228 and 278. Mr. Crawford asked if they had houses on them and Ms. Watson stated yes and occupied. Both are in the amount of \$822.90, and liens are already filed. Mr. Crawford asked if we could use small claims court and Ms. Watson replied, yes. Ms. Smith moved we send them to small claims court where Ms. Watson has been successful in the past, Mr. Charles seconded and all approved. Ms. Watson asked that a motion be made to accept November and December 2014 financials as presented, to get them in the minutes. Ms. Nendorf made a motion to accept minutes as presented and Mr. Charles seconded, all approved.

Mr. Crawford mentioned he would like to see us go another year without raising the dues and mentioned what a great job Wayne was doing for us and economically also.

C. Maintenance – Lagoons

Mr. Charles reported that not a lot is going on, slow time of year. Ms. Smith commented that VP1 and VP2 looked awful, to which Mr. Charles stated they were a product of the winter. Ms. Watson stated she had contacted Carl about the pond behind Mr. Kane's house per Tim's request. Ms. Watson also informed Carl that when she had made her inspections she felt VP1 looked a little "ragged", so Carl was going to check both. Ms. Watson stated the Golf Course will pay for whatever maintenance is needed on their pond VP2 and Carl will let Ms. Watson know what else needs to be done with VP1.

Mr. Crawford stated whoever did the big pond on the way out of the back entrance did a real nice job. Ms. Watson stated "Lake Doctors" did the work and also currently that pond is John Parker's responsibility.

Mr. Cronin asked if the islands on the ponds were anchored and Mr. Charles stated that they have been and some may still be, but the alligators pretty much place them where they want. (They are basically floating islands/gardens.)

Ms. Smith would like to know what the schedule is for going forward, what needs to be looked at, and said there are a couple that need more attention. Ms. Smith did not have her schedule with her and was not able to identify the ponds at this time. Mr. Charles asked Ms. Smith to send him the information as to what ponds and he would go look at them and get in touch with Carl.

D. Maintenance – Landscape/Irrigation/Lighting/Signage/Structures

Mr. Cronin stated a lot of cleanup going on by Wayne. All stated the winter plantings looked "great."

Ms. Gillow stated in The Retreat off National Drive the Kinloss Country Lane sign was broken. Ms. Gillow also stated the piece that fell off was down below the sign and “could be repairable.”

Mr. Cronin stated he would like information about our repairing/replacing mailboxes added to the newsletter and where to go to purchase replacement parts and paint instead of having homeowners calling a HOA Board members. Ms. Watson stated Ace Hardware was the place to purchase the mailbox and post and Sign Monkey does the numbers. Mr. Crawford stated Mahoney Sign Co. in Mt. Pleasant has been doing mailboxes for Charleston National for years and they will have the post, boxes and lettering. The green paint is available at Ace Hardware or Mahoney Sign per many Board members. Ms. Watson said she will send a blast email with this information.

Ms. Hopkins asked about the numbers painted on the curb to which many Board members replied that is an individual decision.

Ms. Nendorf asked if we had received any quotes for landscaping other than the Greenery. Ms. Watson stated she had and turned them over to Mr. Cronin and Mr. Stegall. Ms. Watson stated the other quotes were from Yard Art, Horizon Landscapes, and Forever Green as well as the Greenery which submitted a new quote.

Mr. Cronin stated the quotes were in all different stages, some do this; some do that, so it was going to take a little time to look over, sort through and compare the quotes/bids. Ms. Watson stated the landscape companies were all given specifics on what to bid on. Mr. Cronin stated that no decision had been made yet.

- E. Safety & Traffic Awareness – Ms. Hopkins and Ms. Jansson stated there was nothing new at this time.

Ms. Smith asked if Brad Morrison was going to be installing the large speed limit signs at each entrance since the small ones had been removed. Mr. Crawford suggested we use the reader boards to post the speed limit until the new signs are installed.

Mr. Crawford placed a phone call today as to what they are building and price ranges to give an update on Stratton Place. Mr. Crawford stated we are already receiving truck traffic in through the neighborhood down Royal Links Drive and down Stockton Drive. Mr. Crawford saw a dump truck going back and forth all day from Hwy 17 down these streets, hauling dirt out from the dirt road in Stratton Place. Mr. Crawford stated they are moving back there, with land clearing equipment and cutting in streets. They are also coming in off of Lieben Road. Mr. Crawford reminded us of the meetings with the developers of Stratton Place and their commitment to not use Charleston National as their construction entrance as they seem to be doing. Mr. Crawford will be contacting them about this. Ms. Watson stated it is possible to have the first lot sales June 2015.

Mr. Crawford was told home prices will be in the mid to high \$400,000 up to \$700,000 to \$900,000 and there will be two houses on every one and half acres. Mr. Crawford stated the good news was when the city cut the number of homes to 143, this is better than the 300 that the county approved!

Ms. Smith asked if it was correct that Stratton Place, now called Stratton on the Sound, elected not to become part of Charleston National and Mr. Crawford stated he believed that to be correct. Ms. Watson stated Stratton Place would be building their own swimming pool, tennis courts and they might be contributing toward enhancing our front entrance. Ms. Watson also stated they would be a stand-alone association. (Name may actual be Stratton on the Sound)

Ms. Jansson asked as to the construction on Porchers Bluff and National Drive in The Retreat as to which Ms. Gillow replied John Parker would be building similar units as in The Retreat and there would be three buildings with four units each. Per various members this may be part of Charleston National just not The Retreat, will know when documents are seen.

- F. Social – Ms. Smith reported that we are going to have a garage sale, date to be announced. Also hope to have a possible 4th of July parade so the children will be able to be involved.

Ms. Smith stated in the fall, depending when, we would look at having a BBQ and possible Oyster Roast with the Christmas party in December.

- G. Documents – Ms. Gillow emailed her report February 9, 2015.

Annual Assessment Mailing. In December I emailed to Spencer and Jerry a draft of the letter from the Board that traditionally accompanies the annual assessment invoice mailing.

Annual Meeting Mailing. I emailed Spencer and Jerry a proposed Notice of Meeting, Agenda, and Absentee Ballot/Proxy Form as well as the Candidate Information Forms from the three nominees - Bob Crawford, John Desautels, and Mark Wilson – for the March 5 meeting.

BOD Goals 2015. The goals approved by the Board have been posted on the website.

Winter 2015 Newsletter. I have emailed Spencer the initial draft of the issue. At the transition meeting from developer to HOA status back in November, several Retreat owners said they were unclear about their membership in CNCA and CNGC. This information has been clarified in the newsletter to be sent to all CN owners.

Future Revision of Documents. On January 18 I emailed the Board that I had met with Jerry and attorney Ansley Willis in December about the new regulations regarding revising original/earlier HOA governing documents. The good news is that the neighborhood R&Es can be compiled and all Board-adopted ARC policies included for a vote to adopt the revision as a "handbook" simply by a vote of the Board. Since the focus of the revision is to create a single document that is more readable and accessible to homeowners and the ARC, since we are not making fundamental changes, and since the Board does have the right to set policy as needed, there is no need to pursue approval by a vote of Association Members. The goal is to have the handbook in place by April. Although I had hoped to have the Bylaws "tweaked" and reviewed and finalized by our attorney in time for a vote at the Annual Meeting, this minor revision won't be ready for Board approval and then a homeowner vote until later in March. A majority of a quorum (10% of CNCA Members) is needed for approval. The C&Rs campaign is on hold for a spell in order to focus on the R&Es (the doc that is most important to the ARC) and the Bylaws.

ARC Proposed Policy on Fences. Bob Crawford has asked for a revision of the policy on fences. The ARC proposal is that fences extend no further forward than the back corners of the house, or – if this is not acceptable to the Board – then no more than 10 (ten) feet forward of the back corners of the house. The ARC is concerned because owners have been erecting fences far forward toward the street and the fences are considered unsightly. Most neighborhoods in Mount Pleasant, including Park West, Dunes West, and Rivertowne, do not allow fences forward from the back corner of the home. The current CNCA R&Es state that fences "are to be located to the rear of the dwelling, not enclose the entire rear yard, be of the same materials as the main dwelling, and relate architecturally to the main dwelling...Fences should not exceed 6' in height and all fences should conform to the guidelines."

Ms. Gillow brought up the policy on fences after a Board discussion. The ARC wants to allow for an exception to the rule if moving a fence a bit forward could enclose HVAC or other equipment. Also of concern is access required for drainage and maintenance easement, as is the case with a homeowner who wants to put up a fence but has a pond behind her property. The ARC wants to require a site plan for fence requests for a property on a pond. Ms. Gillow will write up a policy and email it to the ARC for approval, presentation to the Board, and inclusion in the revision of the R&Es document.

- H. Block Captains – Ms. Gillow stated may not need for a while. Ms. Gillow asked Ms. Watson if we had a recorded copy of the latest version of the Bylaws, to which Ms. Watson stated yes. Ms. Gillow requested they be put on our website.

VI. Old Business

Mr. Crawford updated the Board on Stratton Place/Stratton on the Sound under E. Safety & Traffic.

VII. New Business

A. Review and Acceptance of the Grant of Easement for MPWW

Ms. Watson stated the MPWW have an easement where they need to gain access to a 30'x10' wastewater section of land by South Morgan's Point Road and they need a signature of a Board Member in order to allow them access across this little piece of property, to put in this rework of this pump station in front of the work out facility on National Drive. It has to be done, however MPWW called and has asked for permission.

Mr. Cronin made a motion to accept the Grant of Easement and Mr. Charles seconded and all agreed. Ms. Nendorf, Secretary of the Association, then signed the agreement.

B. Nomination Committee for 2015

Ms. Watson stated Ms. Hopkins was Chairman on the committee with Mr. Wilson and Mr. Stegall.

VIII. Next meeting date – Annual Meeting, March 5th, 7pm Clubhouse.

Ms. Watson announced there will be a little different format this year. There will be a table across the front where the Board Members will be seated. Each person who is a Chairperson for a committee will talk about their committee, very briefly about what is going on. Then there will be a vote for the new members for the Board of Directors and then Mr. Stegall will open the floor to questions and/or comments from the homeowners.

Ms. Watson was asked to invite David Niese from the MPWW to come and give a brief five minute synopsis of what will be going on regarding the pump station replacement. All agreed to be a good idea for the homeowners.

IX. Adjournment

Ms. Smith moved to adjourn the meeting and Mr. Charles seconded at 6:25 pm.

Minutes submitted by:

Jayne Nendorf, Treasurer/Secretary

Charmaine Gillow