

**Regular Meeting of the Board of Directors  
February 10, 2016**

Board Members Present: Jayne Nendorf, Bob Crawford, Willie Charles, John Cronin, Kim Morris Hopkins and Spencer Stegall

Board Members Absent: Diane Smith, Mark Wilson and John Desautels

Management Present: Jerry Watson

Homeowner Guest/s: Mike Speer

Historian: Charmaine Gillow

**I. Call to Order**

The meeting was held at Heritage Trust Federal Credit Union, 1129 Park West Blvd., and was called to order at 5:30 pm.

**II. Approval of Meeting Agenda as Presented**

**MOTION** by Bob Crawford to approved the meeting agenda as presented.

**SECOND** John Cronin

All in Favor

**III. Final Approval of Minutes for December 9, 2015**

**MOTION** by Spencer Stegall to approve the minutes for December 9, 2015 as submitted.

**SECOND** Bob Crawford

All in Favor

Ms. Watson will post the previously approved October minutes and the December minutes on the association's website.

**IV. Committee Reports**

**A. ARC**

This report was submitted by email by Bob Crawford.

Applications Received and Processed since last Board Meeting.

Approved:

3148 Linksland Road - Kitchen and Bathroom Addition, Tree Removal, Parking Pad  
1266 Hogan's Alley - Master Bath Renovation, New Window, Move Propane Tank  
1230 Spoon Ct - Dead Tree Removal  
1248 Old Course Lane - New Roof  
3268 Heathland Way - New Rear Screened Porch  
1332 Royal Links Dr - New Rear Deck, Change Screened Porch to Sun Room  
1256 Old Course Lane - New Roof  
1184 Old Course Lane - New Roof  
3579 Stockton Drive - Replace old Tree with a new one  
3499 Stockton Drive - Pod in Driveway  
1329 Royal Links Dr - Prune Trees all around House  
3409 Oxfordshire Lane - Clean up Back Yard with new landscaping and Concrete Patio  
3469 Mulligan Dr - Pod in Driveway while doing Kitchen Remodel  
3478 Stockton Dr - New Roof  
1176 Old Course Lane - New Rear Deck, Cut down River Birch Tree, Palm Tree in Front Yard  
3453 Mulligan Drive - New Fence, New Patio and Landscaping, Brick front Walk, New Beds

New Construction:

4080 Egret's Pointe - Change pre-approved Paint Colors

Pending:

None

Discussion was held regarding modifying the current ARC Application Form by omitting the requirement for notification of neighbors. Ms. Gillow will edit the form and Ms. Watson will post it on the website.

## **B. Financial – Acceptance of November & December 2015 Financials**

Ms. Nendorf asked about an expense to Mary Kate's. Ms. Watson explained it was for the fall/winter flowers that were installed. With no further questions the November and December 2015 financials were accepted as presented.

## **C. Lagoons**

Mr. Speer explained the situation he was having due to overflow from CN10. Mr. Charles explained to those present how the flow of water works and the processes he is going through with the pond management company. He will investigate the issues he is experiencing and follow up with Mr. Speer.

Mr. Charles discussed the request from Mr. Kane regarding a letter of approval from the Board to allow Mr. Horner with Weston & Sampson to submit a proposal for CN11 to the Town of Mt. Pleasant. Mr. Charles asked Ms. Watson to contact Hillary Repik, Storm Water Management, in regard to the Board's position before responding to Mr. Kane. Ms. Watson will follow up with the Board once she's spoken with Ms. Repik.

Mr. Desautels attended the February 3<sup>rd</sup> meeting with Tim Kane II, Tim Kane Jr, Bob Horner, Hillary Repik and other Mt. Pleasant town staff. He provided a written report to the Board regarding this meeting.

Mr. Charles stated Mr. Horner should provide his plan to the Board before it is presented to Ms. Repik.

Ms. Watson sent all of the information received thus far regarding CN11 to the association's attorney, Mr. Ryan Oates, to provide an opinion as to the association's responsibility. That information was shared with the Board.

Mr. Charles discussed the estimates received from The Greenery in regard to repairs needed on CN6. Two (2) proposals were received. One of the proposals will be the responsibility of the owner at 4104 Egret's Pointe.

**MOTION** by Spencer Stegall to accept the proposal from The Greenery in the amount of \$2,066.61 for the work stated.

**SECOND** John Cronin

**All in Favor**

**D. Maintenance – Landscape/Irrigation/Lighting/Signs/Structures**

The Board discussed the proposal from Gold Crown Management for painting of the white fences at both entrances. The Board ask Ms. Watson to contact Sweetgrass Landing to see if they would allow the association to paint that fence at the same time. This would allow for consistency in appearance. The Board discussed color choices and decided to remain with white.

**MOTION** by Spencer Stegall to accept the bid as presented with the understanding the cost would be more if the fence for Sweetgrass Landing is included.

**SECOND** Bob Crawford

**All in Favor**

The Board asked Ms. Watson to get a bid on painting all of the sign posts within the community.

## **E. Safety & Traffic Awareness**

No report was provided.

## **F. Social**

### **i) Update on Holiday Party**

Mr. Stegall noted the holiday party was well attended. A different venue will be used for the party in 2016.

### **ii) Upcoming Events**

Events for 2016 will be announced at a later date.

## **G. Documents**

This report was submitted via email by Charmaine Gillow.

**Annual Meeting Mailing Packet.** The packet of materials has been sent to Spencer and Jerry for review, duplication, and distribution to Association Members.

**Nominating Committee Policy Resolution.** At the request of several members of the committee and the Board, I drafted for review, input, and a vote of approval by the Board, a policy resolution regarding process for the 2017 elections. The new Candidate Questionnaire will be edited for 2017 to include the candidate's name and the R&Es in the list of our governing documents.

**Bylaws.** I have asked Jerry for a complete copy of the recently recorded revision for my files.

**CN Lagoons and Wetlands Ownership List.** The list updated in September 2015 needs to be posted on our website in the section that includes the map of CN lagoons.

**Declaration of Covenants, Conditions, and Restrictions (C&Rs).** On January 20 2016, I met with attorney Ryan Oakes and his associate at the Gold Crown offices to determine the best approach regarding the revision of the 1992 C&Rs which remains open for a vote of approval by Association Members. We discussed the possibility of suspending the campaign and updating the document to reflect creation of the Charleston National Community Association (CNCA), single member voting status, the existence of The Retreat neighborhood, etc. in order to reflect current conditions, practices, and State laws – changes which do not require a vote of the Association. The new document would not be a Revision but a Restatement of the original. A Special Meeting of the Association will be scheduled to inform Members of the Restatement. Any specific changes that require a vote by Members, such as the levying of a Transfer Fee, would be

omitted from the restatement, presented at a Special Meeting of the Association, and voted upon by Referendum.

Over the next several weeks I will review the original 1992 C&Rs in relation to the 2005 Revised C&Rs and will edit the revision as needed to create a Restatement for attorney review.

In reviewing the focus that has been placed on revision of our C&Rs, Bylaws, and R&Es over the years, Mr. Oakes praised our efforts and said that governing documents should not contradict each other and ideally should echo each other.

**The Legacy at Charleston National.** This new neighborhood and future sub-association needs to be included in our CNCA documents. Homeowners will be members of CNCA and Social Members of CNGC. Reference in our documents also needs to note that, like Victory Pointe and The Retreat, this neighborhood will be responsible for its roads and landscaping.

**Winter 2016 Newsletter.** I was unable to put together a newsletter to go out prior to the annual meeting. The plan is for an April/May Spring issue using the new publishing company to create a more appealing layout.

Discussion was held regarding the Policy Resolution for the Nominating Committee. The Questionnaire will be revised prior to next year's elections.

**MOTION by Bob Crawford to accept the 2016-01 Nominating Committee Policy Resolution**

**SECOND Spencer Stegall**

**All in Favor**

**H. Block Captains**

No report was provided

**I. Nominating Committee**

No report was provided.

**V. New Business**

**A. Annual Meeting Details**

Mr. Stegall discussed the format for the upcoming annual meeting. There are no special speakers planned for the meeting. Index cards will be provided to those attending the meeting so they can write any questions they may have. These will be answered at the end of the annual meeting. The meeting will be held at the

Heritage Trust Federal Credit Union meeting space located at 1129 Park West Blvd. This information will be posted on the website and emailed to all owners.

**B. Appointment of 2017 Nominating Committee**

The following members were selected as the 2017 Nominating Committee:

Mark Wilson  
John Desautels  
Bob Crawford, Chairperson

**VI. Old Business**

No old business was presented.

**VII. Next Meeting Dates**

The next meeting dates will be the annual meeting to be held on Thursday, March 3, 2016 at Heritage Trust Federal Union. The next regular board meeting will be on Wednesday, April 13, 2016.

**VIII. Adjourn**

The meeting adjourned at 6:50 pm.

**MOTION** by Spencer Stegall to adjourn.

**SECOND** Bob Crawford

**All in Favor**

**Minutes submitted by Jerry Watson**