

**Charleston National Community Association
Annual Meeting of the General Membership
Thursday, March 5, 2015**

I. Call to Order

CNCA President Spencer Stegall officially called the meeting to order at 7:00 PM and welcomed Board members and all of the homeowners present. He thanked them for their interest in the Community. Board members present were John Cronin, Willie Charles, Bob Crawford, Mark Wilson and Spencer Stegall.

II. Proof of Notice

President Stegall asked Ms. Watson to confirm the proof of notice for the annual meeting notification. Ms. Watson noted the mailing had been completed by Gold Crown Management on February 17, 2015 to all members of Charleston National as of that date.

III. Certification of Quorum

Ms. Watson of Gold Crown Management certified quorum had been established by proxy and with members present. Ms. Watson further stated 91 proxies had been received and thanked everyone for their participation.

IV. Introduction of 2014 Board Members and Management

President Stegall introduced the members of the 2014 Board of Directors. He explained their roles and responsibilities. Board members introduced were:

- Spencer Stegall – President
- Bob Crawford – Vice President
- Jayne Nendorf – Secretary/Treasurer
- Willie Charles – Director at Large
- John Cronin – Director at Large
- Kim Hopkins – Director at Large
- Carina Jansson – Director at Large
- Diane Smith – Director at Large
- Mark Wilson – Director at Large

President Stegall introduced the management company representative, Jerry Watson, and the association's historian and Board Member Emeritus, Charmaine Gillow.

V. Committee Reports

Treasurer's Report – 2014 & 2015

President Stegall provided an update concerning the financial status of the association. He noted the association ended in the black for 2014 and was in good financial condition.

ARC Report – 2014 & 2015

Mr. Crawford noted a message had been sent to all owners they must first complete the ARC form before any modifications could be completed. Thus far residents had complied. Mr. Crawford said the committee encourages house and yard improvements.

He recognized the members on the committee. Mr. Crawford gave a brief overview of the new development that will be built behind Charleston National, Stratton by the Sound. The infrastructure is in process and building should start late in 2015. The new community will not be part of Charleston National. The builder for the project is Ashton Woods. He discussed the new project being built by Mr. John Parker at the end of National Drive and Porchers Bluff Road. It will consist of three (3) buildings and a total of twelve (12) units. The new development will be called The Legacy and may become members of Charleston National.

Lagoon Committee Report – 2014 & 2015

Mr. Charles noted the ponds had been an ongoing problem. Nineteen (19) ponds are maintained by the association. The goal is to continue maintenance although results are not always immediate. Several ponds now have floating islands and plantings along the banks. The committee is looking at economical methods to maintain the ponds. He noted several groups had toured the ponds. Mr. Charles noted he had spoken at a Clemson Extension conference about the work that had been done on several ponds within Charleston National. Mr. Charles will work with the committee on setting up a schedule for the remaining ponds and what scope of work will be done. Homeowners will be reminded of the need to keep a buffer at waters edge. The landscape company will be reminded to do the same.

Landscape, Lighting, Signage, and Structures Committee Report – 2014 & 2015

Mr. Cronin noted a lot of projects were scheduled for 2015. He discussed the trees on Royal Links that had been removed and why this was done. He noted any trees on common property that were diseased or creating damage will be removed. Landscaping at several of the entries and traffic circles has been redone. Mr. Cronin asked owners to contact the management office if they noticed irrigation running continuously or any types of lighting issues.

Documents Committee Report – 2014 & 2015

Ms. Gillow noted newsletters had been distributed. She discussed the continued work on the CC&R's and the R&E's for the community. She has met with legal counsel on a process that may work to create resolutions to improve the current documents.

Safety & Awareness Committee Report – 2014 & 2015

Mr. Stegall provided information that speed humps will be removed and permanent ones will be installed on National Drive. There is currently no exact date on this installation.

Social Committee Report – 2014 & 2015

Mr. Stegall noted the association has several events planned for 2015. They will include a community-wide yard sale, a Fourth of July children's parade and picnic, a fall BBQ and the annual Christmas Party. The 2014 Christmas party was a huge success and attended by over eighty (80) residents.

President Stegall noted several beautification projects were underway within the community. Those include refurbishing the guard houses, painting/replacement of road

signs and removing/replacing of fenced areas. He noted the fencing at Rees Row would be completed this year.

VI. Announcement of Nominating Committee Members for 2015

The 2015 – 2016 Nominating Committee members are:

Kim Hopkins – Chairperson

Bob Crawford

Mark Wilson

VII. Introduction of Nominees/Nominations from the floor

President Stegall introduced the candidates running for the open Board positions. The 2015 candidates are Mark Wilson, Bob Crawford and John Desautels. Each candidate was allowed the opportunity to speak on why they wished to run for the Board.

VIII. Voting

President Stegall presented a description of the CNCA Board of Directors as follows:

Directors serve on the Board for a period of three years. The Board meets every other month and conducts a general membership meeting once a year. Members of the Board represent their neighborhood and make decisions about the community as a whole. The purpose of the Board is to maintain the common properties (green spaces, ponds and structures) in the community with the goal of preserving property values for all its members.

President Stegall asked if there were any nominations from the floor. None were received.

Ms. Watson stated to those present since no nominations were made from the floor would those present accept the candidates presented by acclamation.

All in Favor, None Opposed, Motion Carried

IX. Guest Speaker – David Niese, Engineering Manager, Mount Pleasant Waterworks

Mr. Niese spoke on the pump station that currently exists at the Workout Facility. It is twenty years old and in need of upgrading. The Town of Mt. Pleasant owns the portion of land where the station is located. The pump station will be brought up to date and will reduce power costs. The lines will run from the station to Highway 17. The work will begin in June and be done in November. He stated the project will cost \$1.8 million dollars.

The pump station will be above ground due to the flood zone and will be approximately ten to twelve feet tall. Directional drilling will be done and some portions of the roads will be damaged but the Town will make repairs or replacement as needed. The facility is being replaced due to the age as well as the growth around Charleston National. No

services will be interrupted. They are currently working with Mr. Kane on fencing around the facility. The final design will be presented to the Board.

X. Adjournment

With no further business to be presented, the meeting adjourned at 8:10 PM.

MOTION by Spencer Stegall to adjourn.

SECOND Bob Crawford

All in Favor

Submitted by Jerry Watson