

Minutes of Annual Meeting of the General Membership

Thursday March 3, 2016 at Heritage Trust Federal Credit Union Community Room

Call To Order: 7:00 PM By Spencer Stegall, president of the Board of Directors

Proof of Notice of Meeting: Annual Meeting Notice was Mailed February 11, 2016.

Certification of Quorum: There were 109 votes by proxies and email in addition to the number of attendees which exceeds the minimum needed to meet requirements for quorum.

Introduction of 2015 Board Members and Management: Mr. Stegall introduced all board members, as well as their responsibilities on the board, Jerry Watson of Crown Management and Charmaine Gillow as the Documents Committee chairperson and historian.

Mr. Stegall provided a brief summary of 2015 activities and some focus items for 2016. He also referred to the Bylaws changes that took place in 2015, and made reference to document changes that the board will pursue in 2016 with a few examples.

Committee Reports:

Pond Maintenance Committee report was presented by Willie Charles. Mr. Charles showed a chart that demonstrated the schedule of monthly pond inspections, regular seasonal upkeep items, and additional needs of all of the CNCA owned ponds. Mr. Charles asked homeowners for their input on issues they may see regarding the ponds. He answered several homeowner questions about the ponds.

ARC Committee Report was presented by Bob Crawford. Mr. Crawford described the purpose of the ARC committee. In 2015 the ARC committee responded to 139 requests for homeowner changes. He described the process the committee goes through for new construction. There have been six new construction applications in 2015. He identified committee members as Willie Charles, Mark Wilson, Kim Morris Hopkins and himself as chairman. Mr. Crawford indicated how the committee has streamlined the process over the years and tries to get approvals to homeowners within a few days for simple requests. Mr. Crawford described the process for major homeowner violations. With the new Bylaws the fines have increased to \$25 per day instead of \$25 per quarter if the homeowner refuses to comply with the community regulations. A homeowner thanked the committee for the speedy turn around of change requests, it helped them a great deal.

Safety and Traffic committee report was presented by Kim Morris Hopkins. A homeowner asked about high school traffic cutting through National Drive. The homeowner was referred to Mount Pleasant Police, although it is not illegal. There was a discussion about the speed bumps in the community. Ms. Hopkins indicated she would talk to Brad Morrison about better identification of the speed humps. She indicated the town of Mount Pleasant will be adding sidewalks on National Drive. Mr. Crawford answered a homeowner question about construction traffic for Stratton on the Sound. A

homeowner asked who to call if there was outdoor work going on after hours or on Sunday. Mr. Crawford indicated homeowners could call him to address these issues.

Maintenance Committee Report was presented by John Cronin. Mr. Cronin identified lawn mowing and irrigation responsibilities of the committee. He asked for homeowner help to report irrigation malfunctions. He indicated all street posts will be painted green with reflective letters for the signs. He mentioned homeowners have asked for more flowers but if there is no irrigation in the area we are not able to plant flowers. There was some discussion about the state of the mail box decals. New medallions may be purchased at Mahoney's for \$26 each. A homeowner asked about mosquito control. Mr. Crawford indicated this was a county responsibility. A homeowner asked about standing water. Ms. Nendorf indicated you can log on to the town web site and request mosquito treatment if you have standing water on your property. The town will treat the mosquitoes at no cost to the homeowner.

The Social Committee report was presented by Diane Smith. She identified Joy Ellen Kaufman and Gail Wambaugh on her committee. She reported on a July 4th pool party which was very nice. She mentioned an attempt to have an oyster roast in the fall but there were only 10 people that responded. Due to the low membership and the difficulty obtaining oysters due to the thousand year rain, the event was cancelled. Ms. Smith indicated the holiday party was a big success for the last two years. She asked the community for input on social functions. There was a question about the use of the clubhouse for functions. The prices the clubhouse charges for functions and drinks, it is cheaper to go outside for our functions.

The Documents Committee Report was presented by Charmaine Gillow. She reported that she writes the newsletter, annual notices, ARC policies and documents revisions. As historian she has been collecting deeds for the common areas and lagoons. She has all versions of the governing documents. She has been working on the integration of governing documents. Ms. Gillow described the purpose of each of the three documents that govern the community. Ms. Gillow discussed the new Restrictions and Easements Handbook which is posted on the website and which includes all of the neighborhoods of the community. She described the campaign to update the C&Rs document begun in 2005 which remains open. In 2011 we had support from 58% of the community but not sufficient to pass the revision. In January, Ms. Gillow met with our new attorney that deals strictly with HOA law. A new approach was developed to update the Covenants and Restrictions. This effort will take the 2005 revision and make a restatement. We will revise everything in that document that does not require a vote. All items that require a vote will be omitted from the restatement and voted on individually. These items will be communicated to the community as they come up. Ms. Gillow was recognized by the board for the incredible amount of work she has done for the community on the documents committee.

The Financial report was presented by Jayne Nendorf. She indicated the community association was in sound financial condition. One of the goals of the board is to never present the homeowners with a special assessment. The reserve fund of the community association contains over \$300,000.

Mr. Stegall encouraged the community to sign up on the community web site. This would allow more community business to be conducted electronically. This would allow a significant savings for the administrative budget.

Mr. Stegall introduced the current year nominating committee. The members are Mark Wilson, Kim Morris Hopkins and Bob Crawford. They solicited five candidates for the three open board positions. Mr. Stegall asked each of the candidates to briefly discuss a little about themselves. Mr. Koller was ill and could not attend the meeting. All other candidates spoke to the attendees. The attendees were asked if there were any other candidates that wanted to run for an open board position. No one came forward at this time.

At this point, Crown Management tallied the votes from attendees, online votes and absentee ballots. The candidates that received the most votes and therefore are this year's board members are Willie Charles, Kim Morris Hopkins and Karol Queen.

Q & A: A few of the submitted questions were answered during the course of the meeting. A homeowner asked if a dog park could be setup in the community. Mr Stegall indicated there was a community parcel at the end of Harleston Green that could be considered for this purpose. A signup sheet was passed around to attendees that wanted to volunteer in any committee they choose. Several community members signed the sheet.

Mr. Sisson thanked the board for the great job they are doing for the community.

Mr. Stegall announced the members of the Nominating Committee for the 2017 elections. They are Bob Crawford, Chair, John Desautels, and Mark Wilson.

Adjournment: The meeting was adjourned at approximately 8:30 pm.

Minutes submitted by John Desautels

