

**Regular Meeting of the Board of Directors
April 6, 2016**

Board Members Present: Spencer Stegall, Jayne Nendorf, Karol Queen, Bob Crawford, Willie Charles, Mark Wilson, Kim Morris Hopkins and John Desautels

Board Members Absent: John Cronin

Management Present: Jerry Watson

Homeowner Guest/s: Charmaine Gillow, Betsie Smentek

I. Call to Order

The meeting was called to order at The Heritage Trust Federal Credit Union at 1129 Park West Blvd., Mt Pleasant, SC by President Spencer Stegall at 5:30 p.m.

II. Organizational Meeting

The election of officers and assignment of committees is as follows:

President: A motion was made by Kim Morris Hopkins to nominate Spencer Stegall as President. The motion was seconded by Bob Crawford. The motion passed unanimously. Mr. Stegall indicated this will be his tenth and last year as president of the board.

Vice President: A motion was made by Spencer Stegall to nominate Bob Crawford as Vice President of the board. The motion was seconded by Mark Wilson. The motion passed unanimously.

Treasurer: A motion was made by Spencer Stegall to nominate Jayne Nendorf as Treasurer. The motion was seconded by Kim Morris Hopkins. The motion was passed unanimously.

Secretary: A motion was made by Spencer Stegall to nominate John Desautels as Secretary. The motion was seconded by Bob Crawford. The motion passed unanimously.

Mark Wilson, Karol Queen, Willie Charles, Kim Morris Hopkins, and John Cronin will be board members at large.

Committee Assignments:

All committee assignments will remain the same as last year with the exception of the Social Committee which was chaired by Diane Smith, who is no longer a board member. Mr. Stegall recommended Karol Queen as chairperson of the

Social Committee because she has done this in the past. Betsie Smentek volunteered to also serve on this committee. Ms. Watson indicated Diane Smith has also volunteered to serve on this committee. Mr. Stegall provided a brief summary of last year's social activities. Suggestions for the venue for the community Christmas party were discussed.

III. Approval of Meeting Agenda as Presented

The meeting agenda was approved.

IV. Final approval of Minutes – February 10, 2016

The minutes of the February 10, 2016 Board meeting were submitted by email by Jerry Watson. The motion to approve the minutes was approved by email.

Final approval of Annual Minutes – March 3, 2016

The minutes were distributed by email by John Desautels on March 22, 2016. An email motion was made on March 22, 2016 by Spencer Stegall to approve the minutes as posted. They were approved by email. An addendum was made on April 5, 2016 which added the nominating committee of Bob Crawford, chairman, Mark Wilson and John Desautels to the February 22, 2016 minutes. This was approved.

V. Consent Agenda Items

Ratification of approval for the Greenery Proposal dated 3/8/16 for \$3824.40

This item has previously been approved. A signature was required by Ms. Watson.

VI. Committee Reports

ARC

Bob Crawford had submitted his report in advance:
Applications received and processed since last Board Meeting:

3044 Linksland Rd - Storage Shed
3469 Mulligan Dr. - New Fence
1265 Hogan's Alley - New Roof
4012 Harleston Green - New Roof
3506 Stockton Drive - Paint Front Doors and Shutters
3438 Oxfordshire Lane - Tree Pruning and removal
3123 - Linksland Rd. - New Deck and Fence
1236 Oak Hill Terrace - Paint Exterior with same colors as now
1344 Royal Links Dr. - New Roof

3275 Heathland Way - Remove Deck and replace with Concrete Deck Pad
3479 - 3479 Stockton Dr. - New Patio in back Yard
4144 Egret's Pointe Dr. - Fence Back Yard
3123 Linksland Rd. - Replace Deck and install Fence
3458 Mulligan Dr. - Paint Stucco Foundation same color as the House
1317 Royal Links Dr. - New back Yard Patio, Tree removal and new Landscaping
1180 Old Course Ln. - Remove Pine Tree from Back Yard
1295 Hogan's Alley - Prune Trees in Front Yard
1333 National Drive - Remove Three Clump of Pine Trees in Front Yard
2517 Charter Oaks Drive - Repaint exterior of House New Color
1265 Hogan's Alley - New Rear Deck with Hot Tub
3168 Linksland Rd - Repair Major Water Intrusion Damage to front of Home
1247 Medinah Drive - New Roof
3446 Oxfordshire Lane - Remove 10 Pine trees from back yard. Level and sod back yard.
1236 Spoon Court - New Fence in Back Yard
1330 Somersby Lane - Remove 4 Pine trees in Front Yard

Pending: None

Denied: None

Mr. Crawford indicated he had some concerns about the new homes being built in Egret's Pointe by Saucy Burbank, regarding the erosion of the bank into the pond. These two homes are very close to the edge of the water. He indicated he has spoken to the foreman of the job about applying a second silt fence to protect the bank from further erosion. This needs attention going forward to protect the banks and pond from further erosion.

There was discussion about the new Ashton Woods community. This community will take approximately 3.5 years to build out and will result in additional construction traffic. In addition, Bob has had discussion with the developer about signage within the community guiding prospective buyers to the new neighborhood. Mr. Crawford indicated to the developer that people will be brought to the neighborhood by real estate agents and they will know how to get to this new development thus minimizing the need for signage throughout the Charleston National community.

B: Financial – Acceptance of February 10, 2016 Financials

Jayne Nendorf has reviewed the February Financials and indicated questions were asked and answered in Ms. Watson's variance summary.

C: Maintenance – Lagoons

Mr. Willie Charles stated he was going to continue pond maintenance based on the chart he presented at the annual homeowners meeting. Mr. Charles stated he has not heard anymore regarding water backflowing into CN10. He has removed another board at the exit of CN11 to further lower the water level in this pond thus creating a larger vessel to absorb backflow water. He is considering installing new bolts on the flapper valves that may help them function more reliably. There was discussion about the high level of water in CN10 which is under the control of the golf club. The weir has been boarded to its highest point which is raising water levels at the homes bordering this pond. Mr. Kane has said they are storing water for the dry season. This is an issue between the golf club and the town since CNCA does not own this pond.

Mr. Wilson asked about what responsibility CNCA has providing fresh water for the golf club. There was discussion amongst the board regarding the interpretation of that obligation. Ms. Watson indicated that we cannot make a legal determination of CNCA's obligation because Mr. Kane has not made available the full document on this subject. There was also a discussion about the impact of the gurgler on the salinity distributed in CN11.

No further discussion has been held with the golf club or with Bob Horner from Weston & Sampson Engineering firm. Ms. Watson has emailed Mr. Horner asking status of their work but has not received any response.

No further action on this subject is planned at this time.

D: Maintenance-Landscape/Irrigation/Lighting/Signs/Structures

There was a discussion about the landscaping where board members indicated the current vendor, Horizon, was doing a very good job for the community.

A discussion was held about the community mailboxes. A comment was made at the annual homeowners meeting about the poor condition of our mailboxes. A suggestion was made about removing the stickers that were applied eight years ago and are currently in poor condition. Ms. Gillow stated the mailboxes are a major visual for the community.

A motion was made by Bob Crawford and seconded by Willie Charles and unanimously approved to pursue a community effort on upgrading the mailboxes in Charleston National. This effort will be led by John Cronin with the assistance of Spencer Stegall. An organization such as the Scouts or the high school band, that may be interested in a fund raising activities, will be pursued to provide the labor of painting the posts and applying the stickers / medallions. Medallions are the preferred solution, however at \$26 each, may be cost prohibitive. Mr. Crawford will talk with Mahoney signs to see if a better deal for the medallions can be obtained if we purchased a large quantity of medallions. The mailbox refurbishment will be put in the community spring newsletter.

A discussion about the condition of the community street signs led Mr. Crawford to volunteer to speak to Mahoney Signs about the cost of replacement of the

community street signs and posts. A phased plan could help mitigate the cost impact of this effort.

Mr. Wilson asked about pine straw. Ms. Watson indicated that approximately around the beginning of May they will obtain some bids for installation of pine straw in the community.

E: Safety and Traffic Awareness

Kim Morris Hopkins contacted Brad Morrison of the Town of Mt. Pleasant about the speed humps. A comment from the annual homeowners meeting regarding the need for improvement in the visual warning of the speed hump by the pool is being pursued. Mr. Morrison said he would send someone out to look at the speed hump to see what should be done. The town meeting for approving additional speed humps will take place in June. Ms. Hopkins also will follow up on the three speed cushions that will be replaced by permanent humps. The town approved this trade out last year.

A discussion ensued regarding restriction of construction vehicles driving through Charleston National to get to the Ashton Woods community. Mr. Charles asked if the town could place a sign at the entrance to the community enforcing a weight limit that would prevent heavy construction equipment from using Royal Links Drive and Stockton Drive. Ms. Hopkins was asked to pursue options with the town that could prevent large trucks from using Charleston National streets. Since our streets are public streets there is not really any action we can take to force construction equipment to use the north entrance avoiding Charleston National. Mr. Crawford suggested a stop sign where the Ashton Woods community meets the Charleston National community at Stockton Drive to help control the speed of traffic going through. Ms. Hopkins will pursue this with the Town of Mt Pleasant.

F: Social

Karol Queen, the new chair of the social committee, was informed that Diane Smith put out a flyer last year about the community social functions planned for the year.

G: Documents – Committee Chair Charmaine Gillow had submitted her report by email.

Ms. Gillow suggested a community survey to see how the homeowners feel about short term rentals. Ms. Gillow also discussed developing an article for our website about the history of the community. She is also pursuing gathering all the CNCA deeds in one place. She has all of the plats.

Board Member Terms and Roster. I have updated the Board Member Terms list and the contact information on the Board Members and Management Roster. Both documents are included as attachments to this report.

Restatement of Covenants, Conditions, and Restrictions (C&Rs). We are suspending the campaign for approval of the 2005 C&Rs. In its place will be a Restatement that updates the document to reflect creation of the Charleston National Community Association (CNCA), single member voting status, the existence of The Retreat and Legacy neighborhoods, etc. in order to reflect current conditions, practices, and State laws – changes which do not require a vote of the Association. In April I will email a draft to our attorney for review and edit before sending on a second draft to the Members of the Board and Management for input. A Special Meeting of the Association will be scheduled this summer to inform Members of the Restatement. Any specific changes that require a vote by Members, such as the levying of a Transfer Fee, will be omitted from the revision, presented at the Special Meeting of the Association, and voted upon by Referendum.

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. I will be reviewing our documents to see where this information needs to be included.

Spring 2016 Newsletter. A Spring issue will be sent to everyone for review, edit, and electronic distribution this month. We will be working with the new publishing company.

CNCA Website. I reviewed the current postings on our website and have sent some suggestions for updates to Spencer and Jerry.

Candidate Election Forms. It was agreed at the February Board meeting that the Candidate Information Form and the recently adopted Candidate Questionnaire should be revised for 2017, particularly because some information requested in the two documents overlaps. This month I will rework the two documents and email the drafts to the new Nominating Committee for review.

VII. New Business

None

VIII. Old Business

Ms. Gillow was inquiring about the quit claim deed, transferring the 10 x 40 foot berm on Medinah at the turn to John and Judy Cronin. The homeowners will maintain this property rather than the Association. The town planning commission is involved to make sure there is no intent to build a small structure on this property. Ms. Gillow requested a copy of the documentation for the files when it is approved by the town.

Ms. Hopkins asked about the dog park that was suggested by a homeowner at the annual meeting. Mr. Stegall said the community owns a parcel on Harleston Green that could be fenced for such a purpose. There have been several

homeowners on this street that are opposed to a dog park on their street. Mr. Crawford stated the dog park at Park West was a mess. If the park is not cleaned periodically it becomes unuseable. Mention was made about use of the dog park at the KOA. Kim will call the KOA to see if this is a viable option No further action on this subject is being considered at this time.

IX. Next Meeting Date – June 8, 2016 at Heritage Trust at 5:30 PM

X. Adjourn

A motion was made at 6:40 pm by Spencer Stegall to adjourn the meeting. The motion was seconded by Jayne Nendorf. The motion was approved unanimously.

Minutes submitted by John Desautels