

REGULAR MEETING OF THE BOARD OF DIRECTORS
August 10, 2016

Board Members Present: Spencer Stegall, Jayne Nendorf, Karol Queen, Bob Crawford, Willie Charles, Mark Wilson and John Cronin

Board Member via Phone: Jim Barr

Board Members Absent: John Desautels

Management Present: Lashea DuBois, Gold Crown Management

Homeowners/Guests: Charmaine Gillow, Documents Committee, Diane Smith, homeowner, Kevin Wadley and Jennifer Pencarinha from Ashton Woods and Buzz Dabrowsky from The Church at Life Park

I. Call to Order

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

II. Guest Speaker – Buzz Dabrowsky – The Church at Life Park

Mr. Dabrowsky presented a brochure on the church. A flyer was previous sent to the Board to review regarding a community outreach program there are starting. Mr. Dabrowsky will prepare a flyer that will be sent to homeowners within Charleston National noting services they will offer to help owners with projects. These projects will include simple repairs and lawn maintenance.

Ashton Woods – Kevin Wadley & Jennifer Pencarinha

Mr. Wadley presented to the Board a layout of signs they would like to place with Charleston National directing perspective buyers to Stratton by the Sound. After discussion, a motion was made by Spencer Stegall to allow the four (4) directional signs within the community and an additional sign at the entrance on Old Course Lane and seconded by Bob Crawford. All were in favor.

Ashton Woods will meet with MPWW to discuss placement of a 4'x6' sign along Highway 17. Ms. Watson will send information to Mr. Wadley on the cost paid by the Association for flowers at the north entrance. He will follow up with a proposal by Ashton Woods.

III. Approval of Meeting Agenda as Presented

The Meeting Agenda was approved with a motion by Bob Crawford and seconded by Willie Charles. The motion was unanimously approved.

IV. Final approval of Meeting Minutes - April 6, 2016

A motion was made by Spencer Stegall and seconded by Bob Crawford to accept the minutes of the June 8th meeting published by John Desautels on 07/05/16. The motion was unanimously approved.

V. Consent Agenda Items:

None this month.

VI. Committee Reports

A. ARC

This report was submitted by Bob Crawford

Applications Received and Processed since last Board Meeting.

Approved:

1240 Sam Sneed Dr. - Back Yard Shed
2503 Long Cove Court - Paint Trim, Garage Door, Front Door
2507 Long Cove Court - New Storm Door
1337 National Drive - Tree Removal
1196 Royal Links Dr. - Tree Removal
4080 Egrets Point - New Fence
3148 Linksland Rd. - Repaint Exterior Siding, Trim and Shutters
3479 Stockton Drive - New Hurricane Shutters
1226 Spoon Court - New Fence
1309 Royal Links Drive - New Solar Panels
3558 Stockton Drive - New Screen Porch
1308 Divot Court - New Roof
4104 Egrets Point - New Solar Panels
3291 Heathland Way - New Roof
3113 Linksland Rd. - New Fence
3551 Somerset Hills Ct. - Repaint Exterior Same Color
3323 Olympic Lane - New Windows

New Construction: None

Pending: None

Denied: None

Mr. Crawford discussed the additional items:

- Problem with cars parking on yards in the evenings and weekends and how these should be addressed
- Decals for the mailbox replacement. The Board agreed unanimously to allow a sandblasted or a wooden CN medallion. This information

will be sent to the community. The ARC Guidelines will be revised accordingly and placed on the website for owner access.

- Issue with basketball goal and ensuing problems. The owner will be contacted for immediate removal of the basketball goal and the goal can not be placed back.

B. Financial – Acceptance of June 2016 Financials

Treasurer Jayne Nendorf reviewed the June financials and explained the variances. She noted that several items will be reclassified and budget line items adjusted. These adjustments will be noted in the variance report with the July financials. A motion was made by Spencer Stegall and seconded by Willie Charles to accept the financials as presented. All were in favor.

Ms. Nendorf noted she and Ms. Watson were working on the 2017 budget and once it is completed, it will be sent to the Board for review and discussion.

Mr. Stegall noted Heritage Trust would like to work with CNCA on their CD's. The Board agreed that as the CD's mature, to move them to Heritage Trust to obtain a higher yield rate.

Mr. Wilson questioned the history and appropriateness of independent financial audits. He voiced concerns that the Association's Bylaws require annual audits. Ms. Watson and Ms. Nendorf explained the difference between audits and independent annual reviews conducted by an outside CPA firm. It is felt that this process satisfies the Bylaws requirement for annual audit. The exorbitant cost of hiring an independent audit was discussed and it was agreed that the Board does not feel the need to spend the resources as this time. It was noted, based on the Association's bylaws, the Board designates if an audit is desired. An independent audit was performed in 2012 when the Association transitioned from the previous management company and going with Gold Crown, which is standard practice. Stated in emails prior to the meeting, Mr. Wilson, Mr. Barr and Mr. Charles expressed a desire to devote more time to the financial reviews and possibly see the accounting documents explained and/or revised for easier viewing.

C. Maintenance – Lagoons – Willie Charles

Mr. Charles noted the work has been completed on VP1 with great results. The ramp placed at 5045 Victory Pointe Court will remain in place for the present time in case additional access is needed.

He is waiting on a proposal from The Greenery on CN4. Once the information is received, he will follow up with the Board regarding this item.

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

Mr. Cronin noted a sign project was underway within the community. All yield signs have been replaced, stop signs are being replaced/repainted, all posts are being painted.

The replacement of street signs is in progress as well. All street signs will be replaced with reflective metal signs as approved by the Board. The posts will be refreshed and caps replaced as needed. The project will begin on National Drive and work through St. Andrews.

E. Safety & Traffic Awareness

Mr. Barr noted he had spoken with Mr. Ponder and all of the temporary speed humps will be replaced with asphalt humps with reflective chevrons. This work should be complete in late August or early September. The temporary ones can be moved to different areas within the community if desired by the Board.

E. Social

July 3rd Part at the Pool – There were more bikes and carts for the parade than ever before. Because it was so hot, the participation in the games was not as great, even though the popsicles and the “guess the number” items were popular. A thought for next year is to only have a parade but have it go through more of the neighborhood, ending at the pool.

Oct 9th BB Q – Name for the event will be “Family Picnic BBQ & JAM Fest”. Sticky Fingers will do the BBQ. The price will be \$5.00, which will include 2 free bear/wind tickets for the adults. Since our budget does not allow for rental of chairs, tables and canopies, we will make it a “bring your own chair or blanket” event. Some tables, chairs and canopies will be donated by people in the neighborhood. A flyer for an eblast will go out twice. It will be posted on the reader boards as well. Limited to 100 people, RSVP will be necessary. It will be held in the common area to the left of The Estates entrance. A porta-potty will be provided. The event will run from 4pm – 7pm.

Holiday Party – Dec 11th - The event will be held at the Dunes West Golf Club in the downstairs bar area (left as you enter). They will do catering, bar, setup and cleaning. More details will follow.

The Social Committee has been discussing other future events or “happenings” such as a dog party and Christmas Caroling in the neighborhood.

F. Documents

This report was submitted by Charmaine Gillow

Restatement of Covenants, Conditions, and Restrictions (C&Rs). I have completed the first draft of the Restatement of the C&Rs as recommended by the Gold Crown attorney. The Restatement will take the place of the 2005 proposed revision which did not garner the required 75% vote of approval due to a lack of homeowner response. The Restatement updates both the original 1992 document and the 2005 revision to reflect current CNCA conditions and practices and State laws – changes which do not require a vote of the Association – and to reflect the current Bylaws and Restrictions and Easements Handbook. Within days the Gold Crown attorney will have the proposed Restatement for review and the resulting second draft will be sent to the Members of the Board and Management for input. Once finalized and approved by the Board, a Special Meeting of the Association will be scheduled to inform Members of the Restatement. Specific passages in the 2005 revision that were changes from the original 1992 document and required a vote by Members, such as the levying of a Transfer Fee, have been omitted from the Restatement. If the Board so decides, these changes to the C&Rs can be presented to the Association and voted upon by Referendum.

Fall 2016 Newsletter. I will put together a Fall issue for Spencer to review. Newsletters now are distributed by email only.

CNCA Logo. The newly adopted CNCA logo needs to replace the original logo on our various documents and website. The new logo replaces two dates with two golf clubs and includes the color yellow in the design.

CNCA Website. If still needed, I will look in my hardcopy files for newsletters prior to 2010 to replace the electronic copies that were lost so they can be scanned and posted on the CNCA website for reference and as part of our history. Also, at the request of a homeowner, I plan to write up a brief history of CNCA to post on our website.

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. Once the C&Rs Restatement is complete, I will rework the two documents and email the drafts to the new Nominating Committee for review.

Deeds. I will verify that we have all deeds for CNCA-owned property once the C&Rs Restatement is finalized.

H. Block Captains – No report this month

VII. New Business

A. Open Board Seats

Mr. Crawford noted three (3) seats will be available at the next annual meeting. In order to serve in an officer's capacity, a board member must have served at least one (1) year.

VIII. Old Business –

Mr. Crawford requested that all highlighting be removed from the current ARC application. Ms. Watson will remove the highlighting and post the new form on the website.

IX. Next Meeting Date – October 12, 2016, Heritage Trust Federal Credit Union at 5:30 PM

X. Adjourn – A motion by Willie Charles and seconded by Spencer Stegall was made at 7:15 pm to adjourn the meeting. Motion was carried unanimously.

Minutes Recorded by:
Jerry Watson, Community Manager