

**Regular Meeting of the Board of Directors
August 12, 2015**

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

Board Members Absent: Diane Smith

Management Present: Jerry Watson

Homeowner Guest/s: Charmaine Gillow, James Barr and Stuart Kaufman

I. Call to Order

The Charleston National Club House, 2nd floor was the location of the August 16, 2015 CNCA meeting which was officially called to order by President Spencer Stegall at 5:30 p.m.

II. Approval of Meeting Agenda as Presented

The meeting agenda was emailed to board members prior to the meeting. A motion was made by Spencer Stegall and seconded by John Desautels to approve the agenda. The agenda was unanimously approved. It was noted that Ms. Smith in her absence had given her proxy to Mr Stegall for all votes taken during the meeting.

III. Final approval of Minutes June 16, 2015

A motion was made by Spencer Stegall and seconded by Bob Crawford to accept the minutes of the previous board meeting. The minutes were unanimously approved.

IV. Committee Reports

A. ARC –

Mr. Crawford briefly discussed a new home in the community looking to use a shared driveway. It is the first lots on the right as you enter Egret's Pointe. The Town of Mt Pleasant has approved this so there will be no further discussion on this topic.

Ms. Gillow has modified new construction forms at Mr. Crawford's request. Mr. Crawford discussed a procedure change for new construction where builder plans will come to his committee for review then to Doug Rucker for his review then back to the builder. The change removes Gold Crown Management from the process. Mr. Crawford indicated he added reference to \$950. deposit required from the builder. \$400 goes to Mr. Doug Rucker for his review. The remaining \$550 is refundable to the builder when they apply to Gold Crown Management after the builder has met all of their obligations. He also mentioned there are few remaining building lots in Charleston National for new construction. A motion was made by Mr. Desautels and seconded by Mr. Stegall to approve the new construction form changes. All approved. Specific changes to the documents are listed below in the Documents section.

Action Item: Ms. Jerry Watson will put the modified forms on the community web site.

Applications received and processed since last Board Meeting:

Approved:
3076 Linksland Rd. - Paint Driveway
3354 - Olympic Lane - Tree Removal

1239 Old Course Lane - Tree Removal
1239 Old Course Lane - Install Hurricane Shutters
3494 Stockton Drive - Tree Removal
1209 Old Course Lane - Repair Screened Porch / Install Sun Room Panels
3171 Linksland Rd. - Replace Bad Windows with Wood Rot
3171 Linksland Rd. - Trim Trees rubbing on Roof, Remove one Tree too close to House
1239 Old Course Lane - Plant 3 Shade Trees and new Flower Beds where Pine Trees Removed
1212 Mashie Court - Tree Removal too close to House and on top of Roof
1304 Divot Ct. - Replace Rear Deck Railings
1311 Royal Links Drive - Satellite Dish, Garbage Can Enclosure, Trampoline
3268 Heathland Way - Tree Removal. Too close to rear of House and over Roof.

New Construction:

1263 Medina Dr. - Sea Side Building and Renovation
2508 Charter Oaks Dr. - Low Country Residential Builders
4140 Egret's Pointe Dr. - Saussy Burbank
4144 Egret's Pointe Dr. - Saussy Burbank

Pending. None

Not Approved: None

B. Financials

June financials were emailed out by Ms. Watson. Ms. Nendorf reports everything according to plan this month.

A motion to accept the financial report was made by John Cronin and seconded by Spencer Stegall. The motion was approved unanimously.

C. Maintenance – Lagoons

Ms. Watson indicated Mr. Rhodes was working with the maintenance company to trim around some of the ponds and then spraying the weeds to prevent further growth.

Mr. Charles discussed CN 4 issues and indicated further excavation will take place on this pond. This is a difficult pond because it is very small and there is not much water in this pond.

The surface of CN 7 is covered with duckweed. The problem is being addressed but will continue to be a problem because the pond is narrow and shallow and receives the wash off from the golf cart area. There are trees growing over and in the pond that need to be removed.

Mr. Charles has met with members of Crowfield Plantation which has 41 lagoons to discuss pond maintenance.

Mr. Wilson discussed with a homeowner about lily pads for the ponds. Several board members were concerned about the invasive nature of this type of plant. This will not be pursued for the ponds.

The Lagoon Subcommittee no longer exists. All pond management and projects are being taken care of by Mr. Charles working with Mr. Rhodes.

Action Item: Ms. Watson will check with Carl Rhodes to determine when the spreadsheet of the pond maintenance priority list will be completed.

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

Mr. Wilson in an email has brought up issues with the grass in the circles at Royal Links and the Gallery. Since that email Wayne has already treated these circles. No follow up should be needed.

Mr. Crawford reported a homeowner complaint about the poor condition of the flowers at the south entrance to the community. Mr. Stegall stated that the irrigation has been broken by the boring crew. When the boring is completed the town will repair the irrigation and replace the flowers that have been damaged. There were six trees removed for the boring process. These trees will be replaced by the town when the boring is completed.

Mr. Cronin indicated there was nothing to report this month. There will be mention in the next newsletter asking homeowners to report to the management company if they see any issues with irrigation.

E. Safety & Traffic Awareness

Kim Morris Hopkins showed a newspaper report about the police standoff in our community and raised a question about a request for communication with homeowners about active situations such as this. After a discussion amongst Ms. Watson and board members, it was decided that it is not the place of the HOA to communicate on these issues since we really are not made aware of the details by those in authority. We are not able to answer homeowners' questions on such issues. There are smartphone apps such as the Mount Pleasant Police app and Live 5 news app as well as the internet that provide the most up to date information. There will be mention in the next newsletter suggesting homeowners use these resources to stay informed on local events and emergencies.

F. Social

Dianne Smith reported on the 4th of July pool party. More than 60 friends and neighbors joined the fun that started with decorating bikes and golf carts and parading down National Drive from Egret's Pointe to the Pool. We asked everyone to check in at the gate so we could get a ballpark account of attendance and overall "feeling" of the event. And we had a jar full of tootsie rolls for a contest to guess how many were in the jar. A youngster named RYAN about 5 or 6 years old WON, but was not present to take his jar of winnings. We advertised in an e-blast that he had won and are still awaiting his acknowledgement and pick up of his goodies. I am hiding them from my husband. Once inside, Joy Ellen Kauffman (special thank you to her, a new member of the Social Committee) had created all kinds of fun games. In one corner we had the "corn hole" toss; in another spot there was a kiddie pool full of bubble soap with hula hoops for kids to load them up and blow REALLY BIG bubbles with the hula hoops. It was great fun to see that. Another area had a big block game where the objective was to pile up the blocks and then take them down without the tower falling over. American flags were given to everyone joining the party and there were popsicles inside for everyone. The feedback was very positive and uplifting! Someone said he was sorry he missed last year's event. I told him not to worry, there wasn't one and to watch for the "Adult Pool" Party and Oyster Roast October 23rd.

G. Documents –

Ms. Gillow had emailed her report earlier:

ARC Documents. At Bob Crawford's request I edited the ARC Process form for Board approval. I also updated and "tweaked" the three other new construction ARC documents. All are attached for Board review. Once the ARC Process revision has been approved, the four documents should replace those currently on the CNCA website.

1. ARC Review Process for New Construction – Changes include replacing “Management” with “ARC Chair” in the process for approval, adding easements to item #3, noting the possibility that a request might initially result in an Approved with Conditions or Need for Further Info status in item #6, and in items #7 and #8 adding notification to the Owner as well in case the owner isn't also the Builder/Developer and noting that the ARC likely would keep more than just Form A.
2. Request for ARC Approval for New Construction – Form A – The change makes clear in the top section that the third telephone # is for the contractor.
3. New Construction Form – Form B – The current address for Gold Crown Management has been substituted in the footer.
4. New Construction Work Schedule Requirements and Site Guidelines – Page numbers have been added so readers know it's a three-page document.

Bylaws. The proposed revision of the Bylaws was approved by the Board at the June 16 2015 meeting and mailed to Association Members for a vote of approval. Unfortunately several homeowners against the revision, have hired an attorney despite efforts made to address the homeowners' concerns. The Board is working with its attorney on the issue.

Restrictions and Easements (R&Es). At the June 16 2015 meeting the Board also approved the restructured and updated neighborhood R&Es. Since the meeting, the list of all original neighborhood Declarations of Restrictions and Easements and all subsequent Amendments to these neighborhood Declarations has been added at the end of the document. The Handbook is ready for distribution except for two sections that are missing information on Egret's Pointe. It is unclear at this point whether or not a separate R&Es was filed with the County for this neighborhood. The Board may decide to mail the Handbook “as is” and to notify Association Members in the future if the missing data is found. In light of the questions and misconceptions that arose in the minds of some Association Members with the Bylaws revision, I suggest that a letter of explanation accompany the Handbook when it is mailed.

Declaration of Covenants, Conditions, and Restrictions (C&Rs). This document is on hold at the current time. Come Fall, I will meet with the attorney to determine the best approach regarding the revision of the 1992 C&Rs which remains open for a vote of approval by Association Members.

Summer Newsletter. I will be putting together an edition of the newsletter for distribution in early September. I will get in touch with officers and committee chairs to gather information later this month.

Note: The official votes of approval by the Board for both the Bylaws and R&Es Handbook were inadvertently omitted by me from the Documents section of the minutes of the June 16 2015 BOD meeting. The Board has since voted again online. An official vote should be noted either by amending the June meeting minutes or including the two votes in the August meeting minutes.

The Board voted to approve both the Bylaws revision and mailing packet and the Restrictions and Easements Handbook for Homeowners at the June 16 2015 Monthly Meeting. Bob Crawford made the first motion for both, discussion followed, and then Willie Charles made motions to approve both documents with some minor changes as discussed and agreed upon, and all voted in favor. This vote was inadvertently not included in the June 16 minutes and Spencer Stegall asked for a second vote of approval for the Bylaws via email vote so there would be no question. Mark Wilson seconded the motion online, and additional votes in favor were cast by email by Willie Charles, Bob Crawford, John

ACTION ITEM: Ms. Gillow will put together a draft of the newsletter for review based on the discussion and suggestions during the meeting.

V. Old Business

A. Legacy status: No action to report by the attorneys on this issue.

Mr. Stegall mentioned he would consider accepting the Legacy into the Charleston National community if Mr. Parker would deed the entrance to the community to the CN HOA. Mr. Parker is reluctant to consider this option at this time. There was also some discussion regarding 6.5 acres of additional property which Mr. Parker is considering for new construction. Mr. Parker claims this additional property is also part of the original Charleston National PUD even though that property does not touch any roads in Charleston National. There is nothing documented or presented to the board for consideration at this time.

VI. New Business

For the board's information Mr. Crawford has been following the progress of Stratton Place. There is heavy construction in progress for infrastructure for this neighborhood. No building construction has commenced. Building construction probably won't begin until 2016. The construction vehicles have been using an entrance to the north and not using Charleston National streets for ingress and egress. The developer has been adhering to his agreement on this issue.

VII. Next meeting date – October 14, 2015

VIII. Adjournment

Mr. Crawford moved to adjourn the meeting and Ms. Nendorf seconded by at 7:05 pm. All approved.

Minutes submitted by:
John Desautels, Secretary
Charmaine Gillow