

**Regular Meeting of the Board of Directors
October 14, 2015**

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

Management Present: Jerry Watson

Homeowner Guest/s: Charmaine Gillow, John Parker, Peter Waters, Doug Hill, Robert Harris

I. Call to Order

The Charleston National Club House, 2nd floor was the location of the October 14, 2015 CNCA meeting which was officially called to order by President Spencer Stegall at 5:30 p.m.

**II. Mr. Nick Collins – Mt. Pleasant Town Council Candidate
John Parker – PUD Agreement for The Legacy**

Mr. Nick Collins briefly addressed the board to introduce himself as a candidate for town council and described the importance of communication with the various communities within the town. He asked for our support in the upcoming election. Following his discussion he departed the meeting.

John Parker discussion. Mr. Parker had been invited to attend the meeting by Spencer Stegall. Mr. Parker asked if the board has referred the question of the Legacy to legal counsel as stated in the June board meeting. Spencer Stegall indicated it was not referred to the attorney because he wanted to review a public document to determine where the Legacy property resides. He was not successful in obtaining any documents. Mr. Parker had maps with him, signed by town officials, dated 2002 and 2007 previous to the extension of National Drive to Porcher's Bluff Road and also maps showing the extension. In each case they demonstrated that the 67 acres he purchased in 2003, which includes both the Retreat and the Legacy, is included in the Charleston National Country Club Tract #2. Mr. Parker asserted that he really did not need a position from the CNCA board since all of the documentation demonstrates the Legacy is a part of Charleston National. The board agreed and no further discussion on this subject is necessary. Mr. Cronin asked if Mr. Parker intended to build any additional buildings on the remaining undeveloped portion of the 67 acres. Mr. Parker indicated he had no intention of constructing additional buildings on this land.

Mr. Parker addressed another issue regarding a "slander of title" letter sent to the Charleston Trident Association of Realtors about the Legacy Property. The letter contained the name of Spencer Stegall as the author. The letter was not signed.

Mr. Stegall said he was not the author of this letter. Mr. Parker indicated that an “Action of Clarification” may be needed to determine the author. This letter was not shared with the Board. Mr. Parker requested action by the board to notify CTAR that this letter is bogus and to provide written notification from our attorney to clear the title that the Legacy is part of the Charleston National Community. A motion was made by Spencer Stegall and seconded by John Desautels to obtain a statement from the Charleston National attorney stating that the board acknowledges that the Legacy is a part of the Charleston National community, and that Spencer Stegall will contact CTAR and notify them that this letter is not valid. The motion was carried unanimously.

III. Approval of Meeting Agenda as Presented

A motion was made by Spencer Stegall and seconded by Mark Wilson to approve the meeting agenda. The motion was carried unanimously.

IV. Final approval of Minutes - August 12, 2015

A motion was made by Spencer Stegall and seconded by Bob Crawford to approve the minutes of the August 12, 2015 meeting that were emailed to each board member by John Desautels. The motion was carried unanimously.

V. Committee Reports

ARC

Bob Crawford praised Mark Wilson for all of the work he has done for the ARC committee. There has been a great deal of activity for this committee and Mark has helped a great deal.

Bob Crawford had submitted his report in advance:

Applications received and processed since last Board Meeting:

ARC requests Approved:

3405 Oxfordshire Lane - Replace all Landscaping in Front Yard.

1229 Spoon Court - New Fence

1240 Sam Sneed Drive - Remove Pine Tree too close to House

1136 Old Course Lane - Remove 3 Dead Trees in back Yard

1297 Hogan’s Alley - Replace Windows all House

3206 Heathland Way - New Shed in Back Yard to match House

3434 Oxfordshire Lane - Change Screened Porch to enclosed Sun Room

1326 Somersby Lane - Replace old 4' fence with 6' fence street side

3304 Heathland Way - Remove 3 bad Pine Trees

1332 Royal Links Drive - New Roof

3077 Linksland Rd. - Remove large Pine Tree too close to House
3482 Stockton Drive - Remove Large Sycamore Tree in Back Yard
3345 Merion Place - Remove Dead Tree from Front Yard.
1321 Royal Links Drive - Replace all 23 Bad Windows on entire House
1311 Belhaven Drive - Remove Large Sweet Gum Front Yard and Back Yard
Pine Tree
3172 Linksland Road - Repaint Outside of House same Color and New Roof
same Color
1239 Haig Lane - Prune Trees in Front Yard and remove Gum Tree in Back Yard
1301 Royal Links Drive - Remove Small Maple Tree from front Yard
4037 Harleston Green - New Roof
1305 National Drive - Cut Cypress Trees along Driveway and replace with
Bushes
1332 Royal Links Drive - Replace bad Sliding Door in Back of House

New Construction:

4080 Egret's Pointe - Saussy Burbank.
4084 Egret's Pointe - Saussy Burbank
Both Last two Lots in Egret's Pointe

Pending: None

Denied: None

B: Financial – Acceptance of August 2015 Financials

Jayne Nendorf has reviewed the August Financials and indicated questions were asked and answered and everything looks good.

Review/Approval of 2016 Budget

The proposed budget for 2016 would require a 4.99% increase in homeowner dues for 2016. The increase was necessary due to increases in landscaping costs, even though the board has lowered this cost by changing vendors to Wayne Sellers.

A motion was made by Spencer Stegall and seconded by Diane Smith to accept the budget proposal from Ms. Watson. The motion was carried unanimously.

C: Maintenance – Lagoons

1. Carl Rokes – The Greenery, Review of Bids on Lagoon Restoration

Willie Charles indicated cuttings have been done near the ponds along National Drive and ponds sprayed. Mr. Charles discussed excavation needed with the discharge of W5 that a homeowner brought up. In Egret's Pointe there used to be a rock drain for that pond which needs to be cleaned out. This is CN10 and may

be a golf club issue. There are three pine trees at the back of W1 that are growing on the bank that need to be removed before they fall in the pond.

Bids have been submitted by the Greenery for Pond Restoration. The total for plantings for all of the community owned ponds that need attention was \$93,489.60. The funding for this work would come from the Reserve Fund because of the extensive work and not from operations budget.

A motion was made by Bob Crawford and seconded by Diane Smith to defer a decision on the pond plantings until Willie Charles has had the opportunity to prioritize the items in the documented Pond Maintenance List. At this point the board can take a position on what should be completed this year. The motion was carried unanimously. Mr. Stegall suggested this priority list be communicated by email so it is not necessary to wait until the December board meeting for this work to commence.

Bob Crawford indicated that there were some bushes and trees surrounding some Westchester ponds, specifically W1 and W6 that need to be removed. They are leaning over and only a matter of time before winding up in the ponds. He suggested advancing the priority of this activity. Of particular concern are the wax myrtles that grow again after they are cut down. Bob suggested that some sort of treatment be applied to the ground after cutting the wax myrtles to prevent them from growing back again.

Tim Kane II has emailed Spencer Stegall regarding a problem with the salinity of the water used for irrigation of the golf course. He complained the design/implementation of the outfall to the marsh was inadequate. Mr. Charles led a discussion amongst the board that this design served the community fairly well during the thousand year storm. There were some issues within the community but overall the pond drainage system functioned quite well. The flapper valves that prevent the backflow of salt water into the ponds are not sealing well due to growth on the valves as well as silt that prevents the free movement of the valves and may need to be cleaned out.

Action Item: Jerry Watson will contact Wayne to see if he can use the backhoe to remove some of the silt at the bottom of the flapper valves.

There was also some discussion about the contribution to the new aerator that is churning this pond and possibly increasing the salinity of the surface water. This pump is intended to oxygenate the water to prevent fish kills. Willie Charles will discuss this with Carl.

There was agreement amongst the board to defer any decision on this issue and that no CNCA money will be spent on this issue at this time.

Jayne Nendorf asked about a drainage grate behind her house on hole 12 of the golf course. The drain seemed covered over and may be the cause of some high water at the homes in that area. Mr. Charles indicated that Ms. Nendorf could call the town water and sewer department to clean out these drains.

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

John Cronin discussed the poor appearance of the south entrance due to the town water and sewer boring in this area.

Action Item: Jerry Watson will contact the landscape company about getting a cost estimate for replacement of the flowers and bushes that were damaged from the boring by the Town of Mt Pleasant. This cost will be borne by the Town of Mt Pleasant.

Bob Crawford made a recommendation to reject the request from Ashton Woods for signage within the Charleston National community. A motion was made by Bob Crawford and seconded by Diane Smith to notify Ashton Woods they would only be allowed a single sign at the north entrance to the community. This sign must meet community standards and be no larger than 4 x 6. The motion was carried unanimously.

Action Item: Ms. Watson will notify the Ashton Woods group about the Board decision.

E: Safety and Traffic Awareness

Kim Morris Hopkins discussed the temporary speed humps in the community. Kim previously circulated an email to the board discussing the safety concerns particularly at the National Drive and Hopeman Lane intersection speed hump. The gap between the humps is too large and people drive to the middle of the street to avoid them. This causes issues with oncoming traffic and also with traffic exiting Hopeman Lane. Kim has been in contact with Brad Morrison of the town highway department and concluded that replacement of the temporary speed humps with permanent ones would solve the problem.

A motion was made by Kim Morris Hopkins and seconded by Jane Nendorf to request the town replace all temporary speed humps within the Charleston National community with permanent speed humps, as the one that is near the pool, provided the cost is covered by the Town of Mount Pleasant and there is no cost to the community. The motion was carried unanimously.

F: Social

Diane Smith indicated the response for the October 23 Oyster Roast was very low. Only 17 people have confirmed attendance. There was some concern about the availability of oysters because the local beds have been closed due to the heavy rains. Several oyster catering vendors were booked for that weekend, making life very difficult for this event.

A motion was made by Willie Charles and seconded by Bob Crawford to cancel the Oyster Roast. The motion was carried unanimously.

There was discussion about the community Christmas party on December 13. This year payment of \$10 per person will be required upon making the

reservation. This was not required last year and some people making reservations did not show.

Action Item: Ms. Watson will send out an email to the community informing them about the cancellation of the Oyster Roast and notifying the community of the December 13 community Christmas Party.

G: Documents – Committee Chair Charmaine Gillow had submitted her report in advance.

ARC Documents. The revised new construction guidelines and updated forms approved by the Board have been posted on the website:

- ARC Review Process for New Construction
- Request for ARC Approval for New Construction - Form A
- New Construction Form – Form B
- New Construction Work Schedule Requirements and Site Guidelines

Bylaws. The proposed 2015 Bylaws passed. Secretary John Desautels confirmed the vote tally and the validity of every vote cast. The document was signed by Spencer Stegall and John Desautels, filed with the County 9/18/15 thanks to Jerry Watson, and posted on the website.

Due to the questions and confusions that arose during the voting period, Spencer asked that Charmaine write up an explanation/reference for each of the significant changes in wording and/or content in the 2015 Amended and Restated Document so that the summary could be given to any homeowners who attend the next Board meeting. That summary is included with this report.

The 2006 revision approved by the Association Members at the Annual Meeting in March 2006 needed to be re-processed for the County records. I have asked Jerry for a copy of that recorded revision for our CNCA files.

ACTION ITEM: Jerry Watson will provide Charmaine Gillow an original copy for the CNCA files.

Handbook for Homeowners - Neighborhood Restrictions and Easements. The compilation of all original R&Es and both new and updated ARC policies since 2004 has been posted on the website.

Declaration of Covenants, Conditions, and Restrictions (C&Rs). Before year's end, 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.

CNCA Newsletter Summer/Fall 2015. The newsletter was mailed to every Association Member. Future issues will be available in electronic form only in order to save on mailing costs. Any homeowner who wants a hard copy will be provided with one upon request.

CN Lagoons and Wetlands Ownership List. The list has been updated to reflect both pond ownership in The Retreat now that this neighborhood has become a POA and new ownership of CN 5. The document is included with this report.

BOD Goals 2016. A draft of Goals for 2016 has been written for Board review and discussion and a vote to adopt the list. The proposed document is included with this report.

A motion was made by Spencer Stegall and seconded by John Cronin to accept the 2016 BOD goals for the community. The motion was carried unanimously.

Annual Assessment BOD Letter to HO. I will draft for Board review the letter to be mailed to all Members in December along with the invoice for the 2016 Annual Assessment.

ACTION ITEM: Charmaine Gillow will send a draft of the budget letter to Spencer Stegall for review.

Bob Crawford complimented Charmaine Gillow for the fantastic job she did on her documents activities over the last several years. The board applauded Charmaine's efforts.

VI. Old Business

The Steve Peck lawsuit has been closed. There were no merits to the case.

VI. New Business

Jerry Watson indicated that the community attorney, Chip Beverly has passed away due to cancer.

Jayne Nendorf requested signs for the common area near their home to prevent people from dumping yard debris in this area. The board also agreed to have Wayne put some mulch in this area.

VII. Next Meeting Date – December 9, 2015

VIII. Adjourn

A motion was made by John Desautels and seconded by Bob Crawford to adjourn the meeting at 6:45 pm. The motion was carried unanimously. There was an executive session immediately following the regular board meeting.

Minutes submitted by John Desautels