

REGULAR MEETING OF THE BOARD OF DIRECTORS
November 9, 2016

Board Members Present: Spencer Stegall, Jayne Nendorf, Karol Queen, Bob Crawford, Willie Charles, Jim Barr, John Cronin and John Desautels

Board Members Absent: Mark Wilson.

Management Present: Jerry Watson, Gold Crown Management

Homeowners/Guests: Charmaine Gillow, Documents Committee, homeowners David Demarest, Ben Franklin and Sandra Bungerz.

Sandra Bungerz had a question for the board regarding the letter that Tim Kane wrote to the community regarding the ponds. She along with a number of her neighbors are concerned this may result in a financial impact to the homeowners. She was told the board was addressing this and the community will be notified if any action is necessary. Later in the meeting Ms. Bungerz indicated she was a construction manager regarding storm water. She offered to assist the board for the ponds committee.

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. Approval of Meeting Agenda as Presented

The Meeting Agenda was approved unanimously.

III. Final approval of Meeting Minutes – October 12, 2016

The October 12, 2016 minutes were unanimously approved.

IV. Consent Agenda Items:

Spencer Stegall resignation as president of the board:

A motion was made by John Cronin and seconded by Karol Queen to accept Mr. Stegall's resignation as president of the board and nomination of Willie Charles to fill the remaining term as president. The motion was approved unanimously. Mr. Stegall will remain on the board as a member at large. Spencer provided his rationale for this action. Mr. Stegall has been president of the board for over 8 years. He felt it would be advantageous to the board and the community for an early transition to a new president while he was still a board member to provide guidance and assist with the learning curve of Mr. Charles. The members of the board thanked Spencer for his many years of outstanding service to the community.

Mr. Charles conducted the remaining part of the meeting. President Charles, who has had experience as a board president in his previous community, stated his goal is to continue Spencer's success in moving the community forward and making Charleston National the best community it can be.

V. Committee Reports

A. ARC – Bob Crawford

Mr. Crawford indicated the homeowner that installed a chain link fence, discussed at the October board meeting, was told to remove the fence, which they did. They discussed acceptable fences that could be installed at this location and the homeowner installed the approved fence.

Approved:

1350 Belhaven Dr. - Solar Panels
3547 Stockton Dr - Bahama Storm Shutters
1219 Medinah Dr - New Roof
3328 Olympic Lane - Remove Bushes and extend Driveway for Parking Pad
3168 Linksland Rd - Wood Fence to hide Trash Cans
1305 National Dr - Remove Hurricane damaged Trees
1104 Old Course Lane - Cut Trees, New Sod and Plantings in Front Yard
2508 Charter Oaks Dr - New Rear Privacy Fence, Repaint Front Door
1209 Old Course Lane - New Roof
3325 Merion Place - New Rear Deck
3345 Merion Place - New Roof
3495 Stockton Drive - Remove Pine Trees in Back Yard too close to House
1266 Hogan's Alley - Change Picket Fence to 6' Privacy Fence
1248 Brasie Ct - Install Satellite Dish
3313 Heathland Way - Install Back Yard Picket Fence
4028 Harleston Green - New 4' Metal Fence in Back Yard

New Construction: None

Pending: Resolved Chain Link Fence Issue with Linda Massey, 1259 Walton Heath Ct.

Denied: None

B. Financial – Acceptance of September 2016 Financials – Jayne Nendorf

Jayne reported the water bill was excessive again this month which was due to the irrigation leak in the front of the community and at St. Andrews. Money was taken from the reserve account to cover the cost of the maintenance to CN4.

The financial review distributed to the board members on 11/8/16 was tabled to the December board meeting to provide time for the board members to review the document.

A motion was made by John Cronin and seconded by Karol Queen to accept the financial reports as distributed. The motion was carried unanimously.

C. Maintenance – Lagoons – Willie Charles

Mr. Charles discussed two proposals for pond maintenance. The first is the pond on Bellhaven Dr, pond W5. The proposal is for dredging about 75 feet near the entrance to the pond which is all silted in to the point of no water transfer at all. This proposal is roughly \$8K. The second proposal was for dredging around the flapper gates on CN11. Mr. Charles did not recommend approving this proposal because it will only silt in again and the money will be wasted. He was meeting on this issue to discuss adding elbows to these flapper gates so that gravity will keep them closed to prevent water backflowing into CN11 from the creek. A motion was made to accept the proposal for W5 on Bellhaven drive. The motion passed unanimously.

Willie Charles provided a brief tutorial on the operation of the flapper gates as well as the aluminum covers on the cement weirs at the entrance to CN11 from CN10. At very high water levels in CN11 they will add weight to the covers blocking backflow of sea water to CN10. If CN10 level is higher the water pressure will lift the covers and allow water to flow to CN11. Mr. Charles expressed some concern about the impact to the rate of water transfer to CN11. He feels the covers may be too heavy. Mr Stegall said before hurricane Matthew the golf club made a swail with rip rap for water to exit to the Isaac German creek before covering National Drive.

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

Mr. Cronin said some trees came down during the hurricane that had to be cleaned up.

E. Safety & Traffic Awareness – Jim Barr

Jim Barr reported the town was prepared to send out the RFP for replacing Charleston National temporary speed humps with permanent humps, however, hurricane Matthew has delayed this matter for a few weeks.

Mr. Barr said he notified the town to the hazardous situation of the sidewalk that has been undermined near the back of the community. After the town reviewed the situation, they felt it was sufficiently dangerous and the town put up a sign and has closed the sidewalk. He did not have information from the town when this would be repaired.

Jim went and reviewed the bridge on National Drive that was reported at last month's board meeting. He doesn't feel there are any structural issues with the bridge but it could use some stain and cleaning up.

Mr. Barr volunteered to assist Willie Charles with the lagoon responsibilities, since Willie will be very busy with his presidential transition team.

F. Social – Karol Queen

Mr. Charles recognized Karol's committee for the brochure they put out for the holiday party.

Karol Queen discussed plans for the community Christmas party at Dunes West on 12/11/2016. There have been 32 responses so far. Attendance is limited to 120.

G. Documents – Charmaine Gillow

Charmaine Gillow thanked the board on behalf of the Retreat for refreshing the plantings in the triangle at National Drive and Victory Pointe Drive.

Annual Assessment Packet 2017. The Letter from the Board that accompanies the annual assessment invoice and budget summary has been written. Once the Board has decided on the annual assessment percentage and dollar amount for 2017, the figures will be added and the letter emailed to Spencer and Jerry for review. The packet will be mailed to all CNCA Members by Gold Crown on December 1.

Fall 2016 Newsletter. A draft of the Fall issue has been emailed to Spencer for review. Newsletters now are distributed by email only. Charmaine was asked to include requests for volunteers to join the board in the newsletter.

CN 11 Documents. I went through the box of files from the 2005 repair after the outfall system failure and from the subsequent lawsuit after the contractor's repairs failed. The files are from Karen Hazard, the CNCA president who "inherited" the situation and lawsuit. (For the record, CNCA won the lawsuit.) All files related to the lagoon and outfall system and repairs will be given to Willie Charles, Lagoon Committee Chair. The files about the lawsuit will be kept with the rest of the CN historical documents and, as with all my files for CN, will be available if/whenever needed.

Restatement of Covenants, Conditions, and Restrictions (C&Rs). Attorney Ansley Willis of the law firm McCabe, Trotter, and Beverly has been sent the packet of materials including the draft of the Restatement of the C&Rs. I also emailed Ansley the list of all recorded governing documents and dates for Charleston National since she has recommended we do a title search and gather all the documents filed for CNCA which may impact the Association's amendment rights. Once Ansley has reviewed the proposed Restatement, I will edit it as a second draft which will be sent to the Members of the Board and Management for final input and approval. The Board then will decide on the process to inform Members of the Restatement and the document will be posted on the website.

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

CNCA Website. At the request of a homeowner, I plan to write up a brief history of CNCA to post on our website.

Deeds. I plan to verify that we have all deeds for CNCA-owned property once the C&Rs Restatement is finalized. If the Quit Claim has been received for the recent transfer of ownership of the parcel at the Medinah entry from CNCA to an Estates homeowner, a copy should be included in the files.

Charmaine reviewed hundreds of pages of depositions and found reference to an Encroachment Permit Application that was created at the time the initial repairs were done on the CN11 outfall. She printed this information in case something is required for any future work in this area.

VI. New Business

Spencer Stegall discussed a new committee the town wants to start to discuss ideas to deal with salt water intrusion in the fresh water ponds of several communities in the area. They would like to include representation from each of the communities. Mr. Stegall said he would provide information as it becomes available.

Jayne Nendorf asked who she could call to clear a drainage pipe that is completely clogged up with silt and debris near her property. Mr. Stegall recommended she call the town sanitation department to clean this out.

VII. Old Business

None.

VIII. Next Meeting Date

December 14, 2016 at Heritage Trust Federal Credit Union at 5:30 PM.

IX. Adjourn –A motion was made by Karol Queen and seconded by Jayne Nendorf and carried unanimously to adjourn at 6:15 pm.

There was an executive session immediately following the regular board meeting

Minutes submitted by John Desautels