

CHARLESTON NATIONAL COMMUNITY ASSOCIATION, INC.
REGULAR BOARD MEETING
December 13, 2017

The Regular Board meeting was held at Heritage Trust Federal Credit Union on December 13, 2017.

Members Present: Willie Charles, John Desautels, Mark Wilson, Karol Queen, Michael Hagedorn, Carina Jansson, Bob Crawford and Chuck Cross.

Members Absent: Jim Barr

Management Company Representative: Jerry Watson, Gold Crown Management Inc

I. Call to Order
The Meeting was called to order by Mr. Charles at 5:35 pm.

II. Approval of Meeting Agenda as Presented

MOTION by John Desautels to approve agenda as presented

SECOND Bob Crawford

All in Favor

III. Final Approval of Meeting Minutes – November 8, 2017

MOTION by Michael Hagedorn to approved minutes as presented

SECOND by John Desautels

All in Favor

IV. Financial Report – John Desautels

A. October & November Financials
Mr. Desautels noted everything looked good with the October and November financials. The expenses are in agreement with the reports. There is currently over \$300,000 in reserves.

MOTION By Chuck Cross to accept the October and November financials as presented.

SECOND Karol Queen

All in Favor

V. Consent Agenda Items

A. No Consent Agenda Items were presented.

VI. Committee Reports

A. ARC – Bob Crawford

Mr. Crawford provided the following report for the meeting. He noted owners are still cutting down trees and painting shutters without prior approval.

Mr. Crawford is resigning from the ARC committee at the end of his board term. Karol Queen has agreed to replace him as the Chair of the committee.

He noted there are still issues with the house on 2512 Charter Oaks. Ms. Watson let the board know she is waiting on a response from the attorney regarding their counter offer. Further comments were made about construction traffic created by the new construction at Stratton Place.

Approved:

1209 Old Course Lane - Tree Removal
3494 Stockton Dr. - Replace Rear Deck
1196 Royal Links Drive - Enlarge Rear Patio
1205 Mashie Court - Tree Removal
1213 Mashie Court - Tree Removal - Paint House Trim White
1195 Royal Links Dr - Re Paint Shutters same color
3555 Stockton Drive - Expand existing Beds to replace dead Grass around Tree
3233 Heathland Way - New Fence

New Construction: None

Pending: None

B. Maintenance – Lagoons – Jim Barr

Mr. Barr presented the follow report to the Board.

1. Lagoon Committee member Sandra Bungerz has reached out to potential vendors to get proposals for CN11 infrastructure that will keep water from transferring from the Isaac German tidal creek into CN11 during high tide. She received one proposal but it was for inspection and maintenance plan recommendation vs estimate to fix flapper issue as desired. Our intent is to have that work done in 2018 to permanently resolve the issue, pending budget approval by the Board.

2. Carl from The Greenery received an estimate to remove the old boards and metal plate from the risers at CN11, but it was over \$4000 so not acceptable. He has received a revised proposal but we have not had the opportunity to talk yet to discuss the terms.

3. Once we get the old boards removed we will need coordinate to add new boards or some solution to prevent the water level from getting so low that fish dies to insufficient water. Recommend holding over part of the 2017 budget to accomplish all this work since 2018 budget is very tight with flapper fix planned.

C. Landscape/Irrigation – Mark Wilson

Mr. Wilson provided the following report to the Board:

1. Landscape

- Missed area on Royal Links has been covered with pinestraw.
- Fall annuals are coming in nicely. Egrets planting has been completed and looks nice.
- HOA property near 4208 has a split pine tree that is threatening the yard of the homeowner. Once I lay eyes on it we will need to seek bids for either removal or pruning. Owner is concerned about safety of his kids while outside.
- Landscaping appears to be complete at the Porch-National Drive Entrance. It looks very nice.
- Problem tree on Belhaven has been pruned back to improve visibility around that corner.

2. Dog stations

- Transition of station maintenance from Gold Crown to Forever Green continues to go well. Have had two complaints of empty bags that I am aware of. No overage charges so far.

3. Irrigation

- The damaged backflow insulator at The Gallery Circle was replaced with the “artificial rock” style and looks much nicer. I suggest we proceed with replacing the others that are in highly visible areas, for esthetic reasons.
- Irrigation times and zones have been reset by Damien and will continue to decrease as the temperature drops and the fall plantings root in.
- Usage on National Drive was up last month. Damien inspected the valve/zones that was repaired recently but was unable to locate any obvious problem. Will continue to follow.

4. Lighting

- I have noticed several lights being out around the neighborhood and have asked Jerry to have her team do an inspection and report back. Gold Crown has been the most economical route for replacing lighting but will discuss proposals once we receive the report.

5. Christmas Decorations

- Decorations went up with the assistance of several Board members and residents. Thank you to all who volunteered their time. The decorations are in a state of disrepair and in need of replacement. Should consider making an investment this year before the sale items disappear. Ideally, it would be nice to have some sort of master plan for moving forward. This would include wreaths, lights, garland etc. We are also in need of electrical access in some areas that should be considered in the future.

6. General Maintenance

- Need to approve final Bid (\$225) for power washing the Guardhouses. Revised Bid removed the Pavilion Gazebo at the Retreat. Because the decorations are minimal I see no reason why we could not proceed under the 2017 budget and get this completed.
- The fence along Old Course entry to the right side is in need of repair to several areas. In one section the boards have separated from the posts and will need to be reattached. All fences will be in need of cleaning in the next few months. We could consider rolling this into 2017 budget along with the Guardhouse or defer to 2018.
- The lights on top of several of the brick posts are beginning to look bad and one or two are broken. Suggest getting estimates for replacing all of them at one time. Again, this could be accomplished with funds budgeted for 2017 if it could be done by the end of the year. I would encourage everyone to take a ride around the neighborhood and look for items that are in need of sprucing up or repair.
- Stop sign at The Retreat. Need to address plans for future signs. Simple metal signs vs wood backed. All signs in The Retreat are the wood backed signs. The sign needs to be relocated because it is too close to the curb causing vehicles to swipe it as they turn.
- Michael Hagedorn brought to the Board's attention that the Town of Mt Pleasant's has a Master Plan for replacing street signs within the neighborhood. It appears that plan will mandate replacing the upgraded signs CNCA installed a couple of years ago (and possibly posts that must be "break away"). They will also be assessing any informational signs such as Speed Limit and Children at Play signs. CNCA is to be completed in May, 2019. It appears this plan was officially adopted in June of 2016 but entered into an agreement with Bell Hall Subdivision in May of 2015.

Charleston National Community Association, Inc.

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- D. Maintenance Oversight Committee – Michael Hagedorn
Mr. Hagedorn noted owners were inquiring about the annual assessment notices.
 - E. Safety & Traffic Awareness – Carina Jansson
No Report Was Presented
 - F. Social – Carina Jansson
Ms. Jansson noted approximately 200 people attended the Food Truck event on Sunday, December 10th. The total cost for the event was \$442.37.
 - G. Budget Committee – Jim Barr
1. The Budget Committee will work with John Desautels as the treasurer needed to identify the funds that can be transferred to reserves at the end of 2018.
 - H. Communication & Documents – Michael Hagedorn
Mr. Hagedorn noted the new Facebook page has approximately 206 followers. The new eblast software has a high open rate for emails sent.
- VII. New Business
No New Business was Presented
- VIII. Old Business
Mr. Cross had the Board sign the Conflict of Interest Agreement presented at the previous board meeting.
- IX. Next Meeting Date – The next regular board meeting will be held on Wednesday, January 17, 2018
at the Heritage Trust Federal Credit Union at 5:30.
- X. Adjourn
With no further business to be discussed the meeting adjourned at 6:45 PM.

MOTION by Chuck Cross to adjourn.

SECOND Michael Hagedorn

All in Favor

Minutes Submitted by: Jerry Watson

Executive Session was held and Ms. Watson was dismissed.