

CHARLESTON NATIONAL COMMUNITY ASSOCIATION, INC.
REGULAR BOARD MEETING
July 12, 2017

The Regular Board meeting was held at Heritage Trust Federal Credit Union on July 12, 2017 at 5:30 pm.

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

Members Absent: Carina Jansson

Management Company Representative: Jerry Watson, Gold Crown Management Inc

Guests: Kurt Nendorf

I. Call to Order
The Meeting was called to order by Mr. Charles at 5:30 pm.

II. Approval of Meeting Agenda as Presented

MOTION by Chuck Cross to approve agenda as presented

SECOND Karol Queen

All In Favor

III. Final Approval of Meeting Minutes – June 14, 2017 & July 5, 2017

MOTION by Karol Queen to approved minutes as presented

SECOND by Mark Wilson

All In Favor

IV. Financial Report – John Desautels

Mr. Desautels reviewed the June financial reports. He noted the following items:

- There is \$725 more in his records than in the Gold Crown balance. Gold Crown is checking on the difference.
- An additional \$250 was transferred to Reserves. The Reserve deposit for July will be reduced by that amount.
- He reconciled the bank statement and noted there was a difference in a deposit in the amount of \$891. This will be followed up by GCM through Paylease.
- He noted with regard to the budget the association is in good shape even with the high legal fees.

Charleston National Community Association, Inc.
Board Meeting
July 12, 2017

- General Repairs and Maintenance are good; irrigation is on the high side and most likely due to the start up costs by Forever Green; utilities are currently at 50% of the budgeted amount; a check was received in the amount of \$750 from MPWW and credited to the water expense.

Mr. Barr asked what check #2218 represented in the amount of \$625.17. He asked that future entries provide more detail so it is clear as to what service was performed. Ms. Watson will provide the information to the Board. He also noted all estimates received should be reviewed and approved by the various chairs and reviewed/approved when the work has been completed if approved by the Board.

Mr. Desautels requested that department chairs have the ability to have discretionary spending on projects that have been approved by the Board and in implementation have run into issues which may require additional expenses. The current policy has on a couple of occasions cost the association more money. Mr. Barr asked the he submit a proposal to the budget committee.

ACTION ITEM: Ms. Watson will provide information regarding check #2218 in the amount of \$625.17.

MOTION by Jim Barr to accept the June financials as presented.

SECOND Chuck Cross

All in Favor

- VI. Consent Agenda Items
A. Ratify acceptance of Forever Green Proposal 1010-9225 for pinestraw at St. Andrews entrance. Mark Wilson made the motion via email and Chuck Cross seconded.

All Board Members in Favor

- VI. Committee Reports
A. ARC – Bob Crawford
Mr. Crawford provided the following report to the Board.

Approved:

1330 Somersby Lane - New Panels in Sun Room
3490 Stockton Drive - New Back Yard Fence

3141 Linksland Road - Exterior Paint Change
3328 Olympic Lane - Replace Rotten Wood Siding, Leaf Guard Gutters
3068 Linksland Road - Exterior Paint Change
1275 Royal Troon Ct. - Removal of Privacy Fence
1280 Royal Troon Ct. - POD in Driveway for storage during some construction work

Charleston National Community Association, Inc.

Board Meeting

July 12, 2017

New Construction: None

Pending; None

B. Maintenance – Lagoons – Jim Barr

Mr. Barr presented the follow report to the Board.

1. Board approved cleanup of CN7, W1, W3, W4, W8 and E2 was rescheduled and completed on 29 and 30 June. Work was more than Carl had expected, so there is some cleanup work he needs to do prior to us paying the invoice. He had the crews with special equipment focus on things he and his technician couldn't get to themselves without the special equipment. Carl expects to finish the work in the next couple of weeks, prior to the invoice being due.
2. Greenery installed plants around edge of CN4 on 5 July--lagoon was dredged last year and this was necessary to prevent erosion of the banks into the lagoon.
3. Spoke with Carl about concerns Chuck raised regarding fish damaging shoreline--Carl would like more information from Chuck as he is not familiar with damage by either species.
4. VP1 finally responded to last treatment--underlying vegetation is diminishing which will result in the Algae dissipating. Carl is still planning on treating Algae with new chemical this week, so we are hopeful this will have a greater positive impact. The new chemical costs about \$2000 for a treatment and must have limited rain for 45 days or have to re-treat. Homeowners should not use any water from VP1 on their yards during this time period. This treatment will be within the contract that we have with the Greenery, so will not be an additional expense. Carl put together a quote for aerators but was too high to realistically consider--required many aerators due to shallow depths of that lagoon so not really an option, which is consistent with Lagoon Committee member Sandra Bungerz' comment at last month's meeting.
5. Haven't yet reached out to Hillary at Town of Mt Pleasant due to other board issues we have been focusing on and personal travel schedule. Will request a meeting with her once everything settles down a little, to discuss CN11 options. Carl believes the flappers are completely stuck at this time. Request board consent to ask Tim Kane 2 for estimate to have Wayne's crew use a backhoe to remove sediment as an interim solution to let water escape if we have a high water event this hurricane season.
6. I requested language from Carl for us to share with homeowners and Forever Green on how to maintain banks around the lagoons.
7. Repairs on CN11 will occur in 2018.

C. Landscape/Irrigation/Lighting/Signs/Structures – Mark Wilson

Mr. Wilson provided the following report to the Board:

1. Dog stations
 - Board approval received to move one dog station from National Drive to The Gallery.
 - Location to be near pond on common ground.

- Considering/analyzing costs associated with maintenance of stations. Forever Green to make an offer to assume maintenance. Chuck Cross communicating with local veterinarian who may be interested in donating bags. Consider removing receptacles and only offer the bags?
2. Tree Removal
 - St. Andrews-two trees removed by Adam Sellers.
 - One stump remnant removed by Jim Barr. Consider removing other. Pine straw approved by email to cover this area.
 - Trees on National Drive in Retreat removed by The Retreat HOA.
 3. Irrigation
 - Battery operated zone in The Estates is now functional and has been set to water twice a week
 - All irrigation settings adjusted by Damien to correspond with the weather. Three days/week for turf only and daily for flower zones.
 - Linksland Irrigation evaluated/mapped by John D and Mark W. JD creating water usage data tables
 - Goal is to map out all irrigation areas. Chuck Cross has volunteered to assist as needed with mapping.
 - Multiple leaks found on Linksland including one zone that was running but could not be located
 - Damien to address several damaged heads this week. Capped off drip zone near the Linksland. This entrance that has been running but with multiple cuts in the line.
 - Irrigation control panel broken into and settings altered. Lock replaced.
 - Mark suggested working with Forever Green on replacing sprinkler heads and separate out zones for flowers only and utilize different ones for grass.
 - Mr. Charles suggested cutting watering down to 2 days in a specific section for a couple of weeks and see what the results are. Currently all zones are set for 3 days.
 4. Lighting in The Gallery
 - Moonlighting authorized to replace timer at the Gallery Circle. Should be completed this week. Will notify Jerry when work complete and inspected.
 - Clearing around 3499 Stockton completed for electrical access.
 5. Lighting on Linksland
 - Lighting noted to be on 24/7 by Damien. Discovered timing triggers had been removed. No idea why this was done or by whom.

6. Egrets Entry-Homeowner complaint
 - See proposal from Forever Green to do plantings at this entrance. Recommend holding till early fall due to lack of irrigation at this site. Consider letter to homeowner who was asking for improvements.
7. Forever Green
 - Willie Charles, Mark and John met with FG on Thursday, July 6 to review status and discuss plans for moving forward. Overall pleased with FG at this time. They donated 20 flats of flowers recently and have nominated CN for Mount Pleasant Civic Pride Award.
8. The Retreat
 - Charmaine has asked to walk the Retreat when she returns from vacation next week. She would like to reassess the area and discuss cutting plans as bank has begun to recover. Recommend sending letter to all CN residents informing them of the rationale for growing the grass long in that area and emphasizing that this is out of necessity and not neglect by either landscape company.
- D. Safety & Traffic Awareness – Carina Jansson
No Report Was Presented
- E. Social – Carina Jansson
No Report Was Presented
- F. Budget Committee – Jim Barr
No Report Was Presented
- G. Communication & Documents – Michael Hagedorn

Quitclaims:

The Board is investigating four potentially improper quitclaims of CNCA community property. CNCA's attorney Ryan McCabe of McCabe Trotter and Beverly has been engaged to help guide the Board's actions.

Tax filings:

After conducting an informal internal review, discrepancies in GCM's tax filing practices became apparent. A formal inquiry has been initiated by CNCA's tax advisor, Nick Diez CPA. Results of his inquiry should be available within four to six weeks, depending on the IRS' response time.

Accounting practices:

A cursory review of 2016 expense accounting revealed discrepancies in GCM's expense reporting which are being reviewed for accuracy. Possible overcharges have been identified for monthly management fees in 2015/2016 and the hourly

Charleston National Community Association, Inc.
Board Meeting
July 12, 2017

maintenance fee in 2016. Documentation has been requested from GCM supporting the increases.

CNCA website home page:

CNHOA.org's home page has been updated to more accurately reflect the relationship between CNCA HOA and the Amenities provided Charleston National Golf Club (CNGC), a privately-owned entity subject to separate covenants and fees.

Charleston National Neighbors group on Facebook.

A group of homeowners are very vocal about their disappointment in CNGC's Amenities, specifically the pool. They are organizing a meeting of concerned homeowners and the Board has been asked to attend their meeting on Monday 7/17/2017 at 6:30pm. The Board is also being asked and to help promote the meeting using CNCA's website, homeowner database and communication tools. A decision was reached that HOA Board Members could go as homeowners if they desired, but more information is needed before the Board could formulate a formal position.

Mr. Wilson suggested to engage social media as a means of communication with the community.

VII. New Business

Discussion Amenity Fees

Mr. Cross noted a meeting will be held at the pool area on Monday, July 17th at 6:30pm to discuss owners being upset over the pool issues. He and several other board members will attend as homeowners.

VIII. Old Business

No Old Business to Present

IX. Next Meeting Date – The next regular board meeting will be held on Wednesday, August 9, 2017 at the Heritage Trust Federal Credit Union at 5:30.

XI. Adjourn

With no further business to be discussed the meeting adjourned at 7:40 PM.

MOTION by Chuck Cross to adjourn

SECOND Bob Crawford

All in Favor

**Minutes Submitted by:
Jerry Watson**