

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

The Regular Board meeting was held at Heritage Trust Federal Credit Union on September 13, 2017 at 5:30 pm.

Members Present: Willie Charles, John Desautels, Michael Hagedorn, Jim Barr, Mark Wilson, Carina Jansson and Chuck Cross.

Members Absent: Bob Crawford and Karol Queen

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 5:31 pm.

II. Approval of Meeting Agenda as Presented

MOTION by John Desautels to approve agenda as presented

SECOND Mark Wilson

All in Favor

III. Final Approval of Meeting Minutes – August 9, 2017

MOTION by Jim Barr to approved minutes as presented

SECOND by John Desautels

All in Favor

IV. Financial Report – John Desautels

A. August Financials

Mr. Desautels noted the August financials had not been received as of the date of the meeting. Once received, he will do his review and forward the information to the Board. He did note the Reserve Deferred Maintenance account had not been funded to date.

V. Consent Agenda Items

A. Ratify acceptance of Forever Green Proposal 1010-9530 in the amount of \$211.25 for capping irrigation heads. The item was approved via email.

MOTION by John Desautels to approve Consent Agenda Item as presented.

SECOND Chuck Cross

All Board Members in Favor

VI. Committee Reports

A. ARC – Bob Crawford

Mr. Crawford was not in attendance but provided the following report.

Approved:

1301 Royals Links Dr – Pergola in front of Garage
3338 Merion Place – Tree Removal
1320 Royal Links Dr – Patio, Deck, Play House, Outdoor Kitchen, etc.
3528 Stockton Dr – New Roof
3053 Linksland Rd – 4 foot metal fence in back yard
1334 Somersby Ln – New Deck
1334 Somersby Ln – Tree Removal
1245 Haig Ln – Paint Window trim White
1255 Brassie Ct – Paint Shutters Black
4084 Egrets Pointe – Remove two pine trees

New Construction: None

Pending: None

B. Maintenance – Lagoons – Jim Barr

Mr. Barr presented the follow report to the Board.

1. Met with Hillary Repik Town, Ken Rhye and Emily Raby from the Stormwater Dept of Mt Pleasant on 25 August. Also attending were:

Charleston National HOA:

Willie Charles — President

Jim Barr — Vice President and Lagoon Committee Chair

Michael Hagedorn — HOA Board Member

Sandra Bungerz — Lagoon Committee Member

Kurt Nendorf — Lagoon Committee Member

Carl Rokes — Lagoon Maintenance Contractor (The Greenery)

Charleston National Golf Course:
Tim Kane 2 — Owner/Operator
Bob Horner — Lagoon Engineering support for Golf Course and HOA

I was hopeful that governmental agencies may be able to provide more financial support for the infrastructure since we, as the most downstream community on the Isaac German tidal creek, are impacted by all the communities approved and developed upstream of us. It became clear through our discussion, however, that requirements exceed resources available. If we have flooding within the community we can work with Hillary to reconsider prioritization, but there are other communities that have worse situations at this point. We are on the list of programs but are unlikely to make the cut for emergency support unless there is a significant change.

The town recognized the potential vulnerability increase to flooding due to the weirs in CN11 that were added in 2013 and the lids in 2015. The weirs added 4 inches of depth in the lagoons above CN11. They had a report on the hydraulic modeling accomplished by Bob Horner when the golf course added the lids. Hillary was under the impression that the HOA was involved with the decision to install the lids, but we said we are not aware of any HOA involvement. I asked for any correspondence that would indicate if somebody from the HOA was involved, but did not get any. I did receive a copy of Bob's report after the meeting, as requested. According to that report, the lids reduce the amount of stormwater flow under high tide situations, but the spillway that was added to CN10 actually improved the ability of the system to absorb and respond to a high water event.

It was discussed that, from the perspective of handling high water events, letting CN-11 become a mud flap may be the best solution. That solution would not satisfy the golf course, as it would not provide a secondary protection of saline getting into CN10 and eventually CN6, which is used for irrigation. Additionally, Hillary mentioned allowing the lagoon to become a salt body could also complicate any work needed by requiring DHEC and Federal agencies to provide permits.

Hillary and her team recommended inspections every 5-10 years for the pipes going from CN-11 to the Isaac German tidal creek. I formally requested the town's help in looking at those.

2. Sandra Bungerz offered to help identify potential vendors that could propose a maintenance program of existing CN11 infrastructure that may keep it operable. She also will help identify potential vendors that could propose a material solution to get the flappers to work as designed. I also requested a list of vendors from the Town of Mt Pleasant, and Bob Horner agreed to refresh the proposal he had provided a couple of years ago.

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3. In preparation for Hurricane Irma, I had Carl remove boards in the risers in CN 11 to increase flow from CN11 to the Isaac German Tidal Creek. Willie Charles, Mark Wilson and I went over later and removed additional boards to increase the flow of water at less than high tides.
4. Carl told me the Greenery crew had completed the approved work on CN7, W1, W3, W4, W8 and E2. There are some minor items he will get as time permits. I have not yet inspected the work, but will try to do so in the next few days— invoice has already been paid.
5. I have proposed language to message to the community regarding appropriate maintenance of lots on the lagoons. Karol Queen recommended we put that on the HOA website—I will send the language to Michael Hagedorn to accomplish that.

C. Landscape/Irrigation – Mark Wilson

Mr. Wilson provided the following report to the Board:

1. Moonlighting recently fixed the lighting at Gallery Circle. Down-lighting for the trees was not approved by the Board. Moonlighting has disconnected the tree lights to avoid future problems. Ms. Watson will forward the invoice once it is received.
2. Mr. Wilson did a walk-through with Ms. Gillow recently in The Retreat to review separation of responsibilities.
3. The Board asked Ms. Watson to send a letter to Mr. John Parker with regards to his plans on the bank entrance located at National Drive and Porchers Bluff Road.
4. Mr. Wilson noted the savannah area near Ms. Gillow's would be mulched.
5. A discussion was held with regard to removing the baskets only. The item was deferred to a vote until the Board received the final proposal on servicing the stations.
6. A lighting proposal by Gold Crown maintenance for bulb replacement only was agreed upon. Mr. Wilson will follow up with Mr. Hettesheimer to refine the proposal.
7. The Board approved the proposals received from Forever Green for fall flowers and pinestraw.

MOTION by Mark Wilson to reduce Forever Green proposal #1010-9533, in the amount of \$7,000, by the amount of proposal #1010-9589, \$412.72, for an overall total cost for flowers not to exceed \$7,000.00.

SECOND Chuck Cross

All in Favor

MOTION by Mark Wilson to accept Forever Green proposal #1010-9532, in the amount of \$12,500.00, and not to exceed proposed amount for pinestraw installation.

SECOND Chuck Cross

All in Favor

The Board would like a listing as well as pictures of the proposed flowers for the association. Mr. Wilson will ask for this information. Mr. Wilson further noted pinestraw should be installed by the end of September.

- D. Maintenance Oversight Committee – Michael Hagedorn
Mr. Charles asked that all maintenance requests be forwarded to Mr. Hagedorn and all invoices for review and approval.
- E. Safety & Traffic Awareness – Carina Jansson
No Report Was Presented
- F. Social – Carina Jansson
Ms. Jansson provided the following report:

The Social Committee met on September 5, 2017, 5:30 PM at Ms. Queen's house. Those in attendance were Carina Jansson, Karol Queen, Paula Brennan and Cindy Jennings.

The Committee reviewed the pros and cons on the Fourth of July parade. The goal is to make the parade bigger and better for next year. Some of those ideas were:

- Make it easier for judges by putting numbers on participating bikes and carts.
- Order more flags ahead of time to get better pricing.
- Mark out the parade route.
- Leader of the parade needs to go slower so participants can follow more easily.
- More judges are needed.

An event for the Fall and Christmas Party was discussed:

- Possibly have a couple of food trucks by the pool.
- Allow the bar inside the pool area to be open for purchase of soda, beer or wine.

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- Proposed the date of October 22nd for the fall event. Possibly name for the event will be Halloween Food Truck Rodeo.
- The possibility of having a fall parade with decorated carts and bikes similar to the Fourth of July event.
- Discussion was held on having a Christmas cocktail party. The committee has contacted the Club and is awaiting a response on the date.
- Potluck concept was suggested, bringing an appetizer and utilizing the clubhouse for the event as well as the bar.
- The suggested date was Sunday, December 10th.

The Board discussed Ms. Whitfield's efforts to organize social events for Charleston National. The Board discussed inviting her to be part of the CNHOA Social Committee. Mr. Charles will reach out to her to discuss the situation.

G. Budget Committee – Jim Barr

Mr. Barr requested for all Committee Chairpersons to submit their requested budgets by October 1st so they can be reviewed by the Budget Committee and develop a recommended budget for Board approval.

H. Communication & Documents – Michael Hagedorn

No Report was provided.

VII. New Business

A. Complete Document Search on CNCA CC&R's

This item was deferred at the present time.

B. Collections Notification

Mr. Charles noted after the second delinquent notice is sent to owners, the third notice will be sent via certified/return receipt mail and the Board will receive that information on their monthly AR Reports.

VIII. Old Business

A. 1099 Review

Ms. Watson provided an update on finalizing the 1099 revisions. Mr. Hagedorn had sent another list of questions which were under review. Ms. Watson will follow up once the information has been received.

B. Process for Financial Approvals (Ability/Inability to Move Funds on Budgeted Line Items)

No discussion was held on this topic.

C. Lawsuit Status

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The Board discussed the status of the lawsuit against Stegall and Cronin. Mr. Charles indicated the letter from the association attorney did not go out after the last meeting but should go out within the week.

D. Executive Session Minutes

Mr. Barr brought up how executive session minutes should be reported. Mr. Charles suggested the association's attorney be asked to ensure the Board is using a proper and consistent recording process.

IX. Next Meeting Date – The next regular board meeting will be held on Wednesday, October 11, 2017 at the Heritage Trust Federal Credit Union at 5:30.

X. Adjourn

With no further business to be discussed the meeting adjourned at 7:30 PM.

MOTION by Chuck Cross to adjourn

SECOND Carina Jansson

All in Favor

**Minutes Submitted by:
Jerry Watson**