

Charleston National

Community Association, Inc.

Board of Directors Meeting
January 15, 2020 5:30PM
Wando Library

Agenda

- **Call to Order**
- **Establish Quorum**
- **Approve minutes dated November 20, 2019 pg 1.**
- **Committee Reports**
 - **ARC-Karol** pg 2
 - **Lagoon-Bruce** pg 3-6
 - **Landscape- Chuck**
 - **Maintenance -Mike S.**
 - **Financial- John**
- **New Business**
 - **Owner Handbook/welcome packet**
 - **Waive violation fine 3245 Heathland Way-shed**
- **Violation Report – Violation inspection will start back on Thursday the 16th.**
- **Other Business**
 1. **Additional Resolutions-Karol**
 2. **Landscape Lighting maintenance proposal pg 15**
 3. **Christmas Party- total collected \$710.00 for 71 reservations. Money has been posted to the social account and some will show up in Dec and some in Jan.**
- **Adjournment**

**Charleston National
Board of Directors Meeting
November 20, 2019**

In Attendance:

Board Members: Chuck Cross, Bruce Bingham, Karol Queen, John Desautels, Michael Hagedorn, Bill Harkness and Andy Barnes

Beverly Harne from CAMS was also present.

5:30 p.m. – Meeting was called to order, and a quorum was established.

General Business:

- The board meeting minutes from October 16, 2019, were reviewed. After review, the minutes were approved unanimously.
- Reports from each committee were provided.
- **Financial Report**
 - John provided the October financial report
 - He discussed the CD rates and opening another account with Union Bank.
 - John made a motion to approve, Bill 2nd, all in favor. Motion passed.
 - John presented the budget with the changes to add the 4 units at Legacy to the billing and to add \$1000.00 for printing cost.
 - John made a motion to approve, Karol made the 2nd, all in favor motion passed for final budget.
- **Pond Report**
- The entire 45degree flapper gates were removed and sent to the fabricator last month. He is working with the manufacturer to make some changes to the design of the flapper gates.
- **Landscape Report**
 - Chuck presented a report on current activity.
- **ARC Report**
 - Karol Queen presented a report with current activity.
- **Social Committee Report**
- Chuck is working on all the details for the Christmas Party on December 17th. Beverly will send reminder e-blast.
 - Andy is working on the welcome packet to send to the board in Dec for approval.
- **Maintenance Committee Report**
 - Board discussed 6 lights need to be replaced on the guard shack and had. Beverly will contact Aaron to get a price and send it to the committee.

Old Business

- **Resolutions**
 - Karol Queen went over the final resolutions that need to be recorded. Karol made a motion to approve the changes for the resolutions concerning expenditures and the nomination committee. John made the 2nd, all in favor, motion passed. Karol will send them to Beverly for Morgan Bryant to get recorded.

With no other business, the meeting was adjourned at 7:45 p.m.

Minutes respectfully submitted by Beverly Harne of CAMS.

CN HOA ARC REPORT – NOV. 15, 2019 THRU JAN. 10, 2020

REQUESTS APPROVED:

1224 Old Course Ln. – replace roof with same color shingles

1139 Old Course Ln. – remove tree from left side of house

1244 Old Course Ln. – moving and needs to put POD in driveway

1309 Divot Ct . – replace roof with same color shingles

3245 Heathland Way – approval of shed that was built without ARC approval. Town of Mount Pleasant received building permit. Homeowner moved shed further to the back of the lot and has stated that it is for storage purposes only.

1196 Royal Links Ln. – extend cement patio

3103 Linksland Rd. – Install privacy fence in back yard

1330 Somersby Ln. – add low platform to tree in back yard, not visible from street

4028 Harleston Green Ln. – Enclose existing back porch and add cement patio

9 TOTAL REQUESTS

PENDING REQUESTS:

1204 Royal Links Ln. – replace garage door and change paint color

NEW CONSTRUCTION:

2528 Charter Oaks – Construction almost complete and will be requesting deposit refund.

2532 Charter Oaks – Construction has begun

Submitted by Karol Queen

CN HOA ARC Chair

Paper on Lagoon Issues for the CN HOA Board 15 Jan 2020

The "issue" at CN11 and the German Waterway: Early in Charleston National's development, a dam with an unpaved pathway was built that established a lagoon on the 'upwater' side (now called CN11). Subsequently, three large outflow pipes were installed to allow the natural flow of high water to flow from CN11 into the German Waterway on the other side of the dam. Because this property is owned by the HOA, easements were granted to CNGC to run high pressure irrigation water pipes and electric lines across the dam (from the direction of National Drive towards the golf course holes).

Over time there developed a concern that high tides and storm surges could push water 'the other way' from the marshlands and the German Waterway through the three pipes and up into CN11. Because CN11 is connected to CN10 right across National Drive, and CN10 is adjacent to CN6 which provides the fresh water supply used to irrigate the golf course, a major backflow of salt water coming into the lagoon system from the German Waterway or the marshland along CN10 and the 7th hole represented a grave threat to the condition of the golf course and home values.

About three years ago to prevent salt contamination of the golf course water, the Kane's took it upon themselves to pay for and install a clever float system to prevent a surge of salt water under National Drive from CN11 to CN10. Simultaneously, the HOA worked with Bob Horner to develop angle pipes and a flapper gate system for the three outflow pipes that would allow fresh water to flow out into German Waterway, but would block salt water in the German Waterway from entering the three pipes and up into CN11. Unfortunately, the three flapper gates were torn off the outflow pipes during Dorian and have been removed with the angle pipes for repair.

Recently, a sinkhole developed on the dam close to the wall at the German Waterway side suggesting underground erosion. Also, fresh water was seen flowing into the Waterway along the outside of one of the pipes. This erosion along the pipes is called by the experts "piping", and suggests that the dirt outside along the pipe has washed away allowing free flow from CN11 into the Waterway, and the reverse is also a possibility.

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The "issue" at CN10: A new concern has developed at CN10 which borders salty marshlands along the 7th fairway of the golf course. The Kane's had dug a small trench from the bank of CN10 to the edge of the marshland as an emergency outflow of fresh water accumulating in the lagoon system into the marshland. Currently there is no barrier to prevent a backflow of salt water into CN10 which could directly put salt water into the irrigation system. This led to concern that a super high tide and/or storm surge could backflow out of the marshland across the cart path and into CN10. In anticipation of Dorian and recent tidal surges, The Kane's built a sandbag barrier to prevent saltwater intrusion. Unfortunately, that blocked the outflow and rising fresh water levels in CN10 have caused flooding of some nearby residential backyards at Egrets Point.

Current Problems:

1. At CN11 and the German Waterway, the HOA has received a bid from a specialty firm, Sanders Bros. Construction Co., Inc. (copy attached) to "de-water" the three pipes, clean and remove debris and inspect the pipes for damage, holes, cracks, leaks, etc. This will cost \$6,000 and must be done before the angle pipes and flapper gates can be reinstalled. It is likely any needed small repairs can be made on the spot at the time of the inspection. Bob Horner is getting a 'menu' of repair costs from Sanders and will provide it to us for review.
2. At CNN11 and the German Waterway to stop the "piping" problem of washed out dirt outside and along the pipes, Bob Horner's suggested cure is to dig a trench across the dam perpendicular to the three outflow pipes and fill it with dense clay that would block any water flow in either direction outside the pipes. Bob Horner is developing a concept plan.
3. At CN10, there is the risk of salt water contamination of the golf course irrigation water and flooding of residential backyards. The recommended solution is to build an attractive tongue and groove wall between the marshland and CN10 that would have flapper gates allowing excess fresh water to flow out into the marsh (preventing residential flooding), but would close and prevent salt water from entering CN10.

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Now the hard part: Paying for all this

As to Problem 1, we own the real estate, and this is a critical issue that must be addressed immediately. I recommend approval of the Sanders Work Order for \$6,000 and payment from our Reserves. The optimal low tide for this project occurs on 23 to 24 January, so time is of the essence. We should also allocate a reasonable amount for the on the spot repairs made at the time of the inspections.

As to Problem 2, the Kane's have volunteered their backhoe and some labor, so clay fill for the trench and some work by Sanders would be the only additional costs to the HOA.

As to Problem 3, the Kane's have agreed to cover those expenses.

Final Comment:

These flooding issues have increased and are not going to go away. We are at a perfect point to be able to take decisive timely action to fix all pending issues. Similarly, we are at an important point in relations with the Kane's and CNGC. If we "look back" and suggest that the Kane's share the \$6k+ inspection and repair costs, that will just lead to their "looking back" and asking for the HOA to contribute to the \$35+k they spent on the float boxes preventing backflow from CN11 into CN10. They are likely to agree to share in the Issue 2 dam cost and cover all the Issue 3 costs. To me that is fair sharing and we should cove Issue 1 costs.

Motions:

I recommend and make a motion that the Board approve the stated plan for the inspection and repairs of the outflow pipes at CN11 and the German Waterway for \$6,000 plus on-the-spot repairs (when estimate is received and deemed appropriate).

I recommend and make a motion to allow the Lagoon Committee to work with the Kane's and Bob Horner to formalize a plan and cost estimate for each party to

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dig the trench and install a clay barrier to address the Piping problem for Board approval at a subsequent meeting.