

**Charleston National
Board of Directors Meeting
May 15th, 2019**

In Attendance:

Board Members: Chuck Cross, Andy Barnes, Mike Santonelli, Karol Queen, Bill Harkness, and John Desautel

Owners: Diane Smith

Alex Daniel from Southern Community Services was also present.

5:35 p.m. – Meeting was called to order, and a quorum was established.

General Business:

- The board meeting minutes from April 17th, 2019, were reviewed and approved.
- Financials were not reviewed due to software transition with SCS. Financials will be provided to John, and SCS will review once software has been updated to run financials.
- Reports from each committee were provided.
 - Alex to work with Chuck on obtaining additional irrigation estimates.
 - Update: Alex has reached out to Hardy Services, Rainfree Irrigation, and DSI Irrigation and Lighting for final estimates to compare to Forever Green proposal.
 - Moon Lighting and Carolina lighting estimates were reviewed briefly. After discussion, it was decided to have Alex work with Bill/John on obtaining additional lighting estimates.
 - Update: Alex has contacted Hardy Services and DSI Irrigation and Lighting for final estimates. Once estimates are obtained, Alex will provide a comparison spreadsheet for Board review.
 - Pressure washing estimates for guard house/entrance signs were reviewed. Alex provided the board with an estimate from Intercoastal Pressure Cleaning for \$755.00 and another estimate from Tidal South for \$475.00. After discussion, Andy made a motion to approve of the pressure washing estimate from Tidal South in the amount of \$475.00, Bill seconded, and the motion passed unanimously. Alex will contact Tidal South and schedule the pressure washing project.
 - Alex to work with Angela on updating new homeowner kit. Once sample homeowner kit has been established, Alex/Angela will forward to the board for review and/or approval.
- New business items were then discussed.
 - Short term rentals and possible governing document resolutions were discussed. After discussion, it was decided to have Alex work with Karol/Andy on review of governing documents (including bylaws) and look into options on how to address certain verbiage in governing documents. Alex will also work with Karol/Andy on the review of the ARC fining process and options on how to proceed with a resolution to the ARC documents. Once suggestions are made on documents, Alex will provide to the board for review and discussion on how to proceed.
- The next board meeting is scheduled for Wednesday, June 19th, 2019, at 5:30 PM at Hamlin Plantation clubhouse.

With no other business, the meeting was adjourned at 6:38 p.m.

Minutes respectfully submitted by Alex Daniel of Southern Community Services.

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