

Charleston National

Community Association, Inc.

Board of Directors Meeting
May 15th, 2019

5:30 p.m. Call to Order

- Establish Quorum
- Approve minutes dated April 17th, 2019
- Committee Reports
- President's Report
- Old Business
 - Lighting Estimates
 - Moon Lighting
 - Carolina Lighting
 - Pressure Washing Estimates on Guard Houses/Signs
 - Intercoastal Pressure Cleaning – \$755.00
 - Tidal South – pending estimate
 - Mark Cook – pending estimate
- New Business
 - Short Term Rentals
 - Governing Documents Committee
- Questions & Answers

6:30 p.m. Adjourn

The Board will reconvene for Executive Session.

**Charleston National
Board of Directors Meeting
April 17th, 2019**

In Attendance:

Board Members: Chuck Cross, Bruce Bingham, Andy Barnes, Mike Santonelli, Michael Hagedorn, Angela Frampton, and John Desautel

Owners: Kurt Nendorf, Dan Hartley, and Karol Queen

Alex Daniel and Ken Tamsin of Southern Community Services were also present.

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

General Business:

- The financials were reviewed. As of March 31st, 2019, Charleston National has \$393,093.00 in total assets.
- The Board of Directors then nominated officers. Officers for 2019 are as follows:
 - Chuck Cross – President
 - Bruce Bingham – Vice President
 - John Desautel - Treasurer
 - Michael Hagedorn – Secretary
 - Angela Frampton – Member at Large
 - Andy Barnes – Member at Large
 - Mike Santonelli – Member at Large
 - Bill Harkness – Member at Large
- Vacancy of one open board seat was discussed. Karol Queen nominated herself to fill the open board seat. It was unanimously decided to vote Karol Queen on as the replacement board member. She will serve as a member at large for 2019.
- Chair nominations were nominated as follows for 2019:
 - Bruce Bingham – Pond/Lagoon Committee
 - Chuck Cross & Michael Santonelli – Landscape Committee
 - Angela Frampton – Social Committee
 - Michael Hagedorn & Andy Barnes – Communications Committee
 - Bill Harkness & Andy Barnes – Maintenance Committee
 - John Desautel, Michael Hagedorn, Jim Barr, & Bruce Bingham – Budget Committee
 - Karol Queen, Bill Harkness, Mike Santonelli & Bob Crawford - ARC Committee
 - Bill Harkness – Traffic/Safety Committee
- Reports from each committee were provided.
 - Alex will follow up on insurance invoices with The Steadman Agency, and why Charleston National was billed separately.
 - The ARC fine process was discussed briefly. Alex will investigate the governing documents and report on the fine resolution process.
 - Communications from the Charleston National website will be forwarded to Alex to handle moving forward. Michael Hagedorn to forward on to SCS when received.
 - Landscaping items were discussed. Chuck presented a proposal from Forever Green on straw installation in the amount of \$9200.00. After review, the Board unanimously approved to accept the estimate and proceed with scheduling.

**Charleston National
Board of Directors Meeting
April 17th, 2019**

- Chuck discussed the proposal from Forever Green regarding flower installation. Alex/Chuck to reach out to Forever Green to get adjusted estimate on install and proceed with scheduling installation date. Installation may be delayed due to irrigation repairs.
- Alex to work with board on assisting with obtaining lighting proposals. Once estimates are obtained, Alex will present to the board for review and/or approval.
- Crape myrtle pruning was discussed briefly. Alex will check into time frame that pruning is best to schedule. The board needs to review and discuss on a pruning schedule, and how they wish for crape myrtles to be maintained in the future.
 - Update: Pruning to be scheduled in January-March per Forever Green.
- Alex to work with Bill on obtaining estimates for pressure washing of guard sheds/community signs.
- New business items were then discussed.
 - The board agreed to elect officers immediately after the annual meeting rather than waiting until next board meeting date. This will be effective for 2020 annual meeting.
 - Alex to send community reminder on community-wide garage sale.
- The next board meeting is scheduled for Wednesday, May 15th, 2019, at 5:30 PM at Hamlin Plantation clubhouse.

With no other business, the meeting was adjourned at 6:42 p.m.

Minutes respectfully submitted by Alex Daniel of Southern Community Services.

Charleston National Community Association

Landscape Committee Report

May 2019

1. Basic maintenance of the community.
2. A ride-around of our neighborhood was provided for our three new Board members. The objective was to show them the property that we maintain and the status of our infrastructure.
3. The new irrigation for the three flower beds at front entrance at National Drive & 17 were installed. I'm still waiting on verification if we have other areas that could benefit with separating flower beds from established plants.
4. We are waiting on quotes for enhancing the lighting for flower beds, signs and National Drive entrance.
5. New annual and perennial flowers have been planted with the enhancement to National Drive entrance where the Flag pole was located.
6. I asked SCS to get quotes for pressure washing our signs and Guard Houses. Alex was already on it when I asked.
7. I had Forever Green review their proposed for broken water heads and sprinklers to verify how they were broken. The corrected amount for fixing heads and sprayers is \$1522.

Motion to approve.

Respectfully submitted,

W. Chuck Cross

Charleston National Community Association

Social Committee Report

May, 2019

1. Community Yard Sale was held April 27th. New media was notified but a problem with the SCS accounting did not get the invoiced paid in advance. Yard Sale sign were put out in the community. Those neighbors without room in their garage have been given permission to use the Poll parking lot by CNGC but we did not have anyone use it.
2. Committee is reviewing creating a "New Homeowner kits". It should provide information that is easy to understand on the rules and regulations in Charleston National. Alex Daniel of SCS would be the main contact for cumulating the requests and the distribution to the proper Committee Chair or the Board for action, if needed.

Respectfully submitted

CN HOA ARC REPORT – APR. 16, 2019 THRU MAY. 13, 2019

REQUESTS APPROVED:

3349 Merion Pl. – replace roof with same color

1164 Old Course Ln. – remove 2 cedar trees in front yard

3547 Stockton Dr. – replace garage doors

3279 Heathland Way – replace wooden fence with vinyl fence of wood color

1258 Hogans Alley – repaint house, same color

3215 Heathland Way – replace roof with same color

1176 Old Course Ln. – replace roof with pewter gray color

1211 Medinah Dr. – add addition to house on left side

1305 National Dr. – replace front door

9 TOTAL REQUESTS

NEW CONSTRUCTION:

3583 Somerset Hills CT. – construction is progressing on schedule

2528 Charter Oaks – construction should begin in the next 2 weeks

PENDING REQUESTS:

3555 Stockton Dr. – Install flagstone path from garage to back door

3432 Oxfordshire Ln. – repair fence and extend gate entrance forward to hide trash cans

3432 Oxfordshire Ln. – install vinyl windows in back porch, install new clapboard siding at bottom and remove old stone patio and install larger patio.

Submitted by Karol Queen

CN HOA ARC Chair