

CHARLESTON NATIONAL COMMUNITY ASSOCIATION, INC.
REGULAR BOARD MEETING
February 20, 2019

The Regular Board meeting was held at Park West Clubhouse, 2701 Park West Blvd, Mt Pleasant, SC.

Members Present: Jim Barr, John Desautels, Chuck Cross, Karol Queen, Bill Harkness, Bruce Bingham.

Members Absent: Willie Charles, Michael Hagedorn. Scarlette Bostick has resigned from the CNCA board. The vacant position on the board will be addressed at the next regularly scheduled board meeting in April.

Management Company Representative: Chris Barclay SCS Management Company

Guests: Angela Frampton

I. Call to Order

The Meeting was called to order by Jim Barr at 5:40 pm.

II. Approval of Meeting Agenda as Presented

A motion was made by Chuck Cross and seconded by Bruce Bingham to accept the meeting agenda. All in favor.

III. Final Approval of January 23, 2019 Meeting Minutes.

A motion was made by Karol Queen, seconded by Chuck Cross to accept the minutes of the January meeting after a correction to the last publication date for the homeowner package for the annual meeting be changed to 3/5/2019. All in favor.

IV. Homeowner Comments

No homeowner comments were presented.

V. Formally Submitted Homeowner Issues

No homeowner issues were presented.

VI. Financial Report – John Desautels

The cash January 2019 financial reports were sent to all board members on February 18, 2019. All expenditures were according to plan. The flower expense of \$5599 was moved to December 2018 to get a better picture of 2018 flower expenses.

The \$13K expense incorrectly charged to CNCA was refunded on January 25, 2019.

To prevent a recurrence of incorrect vendor invoices being paid by SCS, the treasurer has been given access to the SCS financial transactions and has to approve vendor invoices for non-recurring type bills. This has been implemented and has occurred on one occasion. There was a two week break without a request to approve any additional invoices. Mr. Barclay will investigate, to insure the process is functioning properly.

Jim Barr indicated that fines have stopped being applied to two homeowners as of June 2018. This item needs to be investigated to determine if they can be brought up to date.

A motion was made by Karol Queen, seconded by Jim Barr to accept the financial report. All in favor.

Mr. Barclay indicated five homeowners have requested waivers for assessment late fees. Four were denied, one required further investigation.

VII. Committee Reports

A. ARC – Submitted by Karol Queen

REQUESTS APPROVED: 7

3302 Heathland Way – remove dead tree from back yard

3591 Somerset Hills Ct. – replace windows

3591 Somerset Hills Ct. – replace garage door

1269 Sam Snead Dr. – replace roof, same color and remove tree next to garage

1155 Old Course Ln. – replace roof

3303 Heathland Way. – solar panel installation (this was originally submitted for approval with panels on the front of house but this has been revised so that panels are only on the back side.)

1167 Ballyliffen Dr. – fence in back yard

NEW CONSTRUCTION:

3583 Somerset Hills CT. – Construction is ongoing.

2528 Charter Oaks – builders plans submitted to architectural consultant on 11/09/18. Revised plans were submitted on 1/11/19. Consultant has approved plans.

PENDING REQUESTS: None

Karol indicated there has recently been some roofs replaced without seeking ARC approval. Karol will get with Chris Barclay to send a letter to these homeowners.

B. Lagoons – submitted by Bruce Bingham

Activity/Actions taken in January and Mid-February:

Nothing new from CNGC on the Fountain or the back-surge project.

Carl Rokes and I did a ride-around on 15 Feb to all our contracted lagoons. His team has been cutting back brush around several lagoons and he will submit a proposal/price to remove large trees/branches that have fallen in the water or are about to. Various chemical treatments have recently been made for Azolla, new algae, duckweed, etc. to stay ahead of new issues.

Mr. Rokes will send a detailed update on issues we discussed.

I checked with Bob about the screen covers for the gates at CN11, and he reported.....

Bruce,

The gates are ordered and I am hoping they will be delivered by March 6. They will be installed within just a few days of delivery. When I get an update from the supplier, I will pass that on. I have attached a copy of the shop drawing of the grate. The ½" bars are arranged in a 6" grid pattern. The covers will be bolted to the riser structures with approximately five 316 SST bolts each.

Thank You,

*Robert L. Horner, PE
SC Regional Manager*

Mr. Bingham also reported the chain blocking vehicle entrance to the area behind CN11 has been broken and will be replaced and locked.

Mr. Bingham indicated the screens covering the outfall flapper valves are in process and will be installed within two weeks.

C. Budget Committee – Jim Barr

Nothing to report this month.

D. Landscape and Irrigation – Chuck Cross

The Retreat's property manager inquiry about pine straw along National Drive in The Retreat was addressed. The area and a portion of the 10' corridor by the pond and gazebo was covered with pine straw as requested.

Forever Green provided a quote to install a new eight (8) station controller and separate flower irrigation system for Main entrance. This will include

solar controller and 200 ft of pipe. Majority of watering is now need for the flower beds and cost of implementation is \$1,759.95. Forever Green has done this for other communities with the same water issue. Forever Green projects CNCA should recover the cost of the whole installation in 2-3 months from not having to water the mature and establish grass and shrubs.

A meeting will be set with Forever Green to review the past years' experience to prepare for discussion on their contract for next year

A motion was made by John Desautels, seconded by Karol Queen to allow Forever Green to install an additional irrigation zone for flowers at the front entrance. The cost of this item to be \$1800. All in favor.

Chuck has requested the town remove the construction signs regarding the construction of traffic light.

E. Social Committee – Chuck Cross

The next meet and greet at the Rusty Rudder is scheduled to be held on 3/19/2019.

Karol asked about the community garage sale. Chuck will look into this.

F. Maintenance Committee – Bill Harkness

Bill indicated the landscape lighting at the island at the front entrance are not working. He has not been able to locate the photocell to control this. John Desautels will contact Moonlighting, the original installer of these lights, to see if they would know the location of the photocell. These lights have since been replaced by another vendor that may have changed the location.

G. Safety & Traffic Awareness – Bill Harkness

Nothing to report.

H. Communication & Documents – Michael Hagedorn

No Report this month.

I. Nominating Committee – Chuck Cross

Six applications have been received for board member candidates. A majority vote of the nominating committee has recommended three candidates. Four candidate application forms will be included in the package mailed to homeowners. These candidates as well as any

candidates nominated from the floor will be asked to make a brief statement to homeowners at the meeting.

VIII. New Business

A. Annual Meeting

The annual homeowner meeting will take place at the Cario Middle School cafeteria on March 20, 2019 at 7:00 pm. Discussion took place regarding the agenda for the meeting. The homeowner package is to be mailed to homeowners no later than March 5, 2019.

B. Mr. Cross informed the board of new home development activity behind Charter Oaks drive within county jurisdiction. Tree clearing is taking place without approval from any government organization. There will be a county zoning committee meeting on March 4, 2019. Anyone wishing to attend this meeting is welcome. Charter Oaks homeowners whose property values are at risk are taking the lead to object to county officials about this development.

IX, Old Business

A. Relocation of the flagpole.

The flagpole relocation at the front entrance previously approved should be completed within two weeks.

B. Dog station replacement

After Mr. Harkness research for dog station prices, Forever Green's price for dog station removal, purchase and installation was determined to be an excellent price. Four stations are in need of immediate replacement.

A motion was made by Karol Queen, seconded by Bruce Bingham for Forever Green to replace four dog stations at a price not to exceed \$1500. Five members voted yes, Jim Barr voted no. Motion was approved.

X. Next Meeting Date –

The next meeting date will be the annual homeowners meeting on March 20, 2019 at 3500 Thomas Cario Blvd, Mt Pleasant, SC in the cafeteria from 7:00 pm to 9:00 pm.

The next regular board meeting is scheduled for April 17, 2019 at Park West Clubhouse at 5:30 pm

XI. Adjourn

The board met in a brief executive session at 7:06 pm.

A motion was made to adjourn the regular board meeting at 7:17 pm by Karol Queen, seconded by Jim Barr. All in favor.

Minutes Submitted by:
John Desautels