

**3 Chisolm Street HOA, Inc
Board of Directors Special Meeting
Thursday, May 15, 2014
4:00 pm
3 Chisolm Street #406
Charleston, SC 29401**

Board Members Present

Jack Burnett (via teleconference), Douglas Hamilton, Martin Morad, Mims Roberts, and Charles (Pete) Wyrick

Board Members Absent

None

Sentry Management Present

Yohanna LaRoche

Call to Order

Mims Roberts called the meeting to order at 4:00 pm.

Verification of Quorum

A quorum was verified

Approval of Previous Board Meeting Minutes

Martin Morad made a motion to approve the minutes of the 02.28.14, 03.16.14 and 03.21.14 meetings. Pete Wyrick seconded. Motion carried.

Old Business

Martin Morad made a motion to ratify the following consent via email:

Appointment of the Rules Committee

Deborah Bernard- 3 year term expiring 04.01.17

Connie Wyrick- 2 year term expiring 04.01.16

Bill Maneri- 1 year term expiring 04.01.15

Addition of a bulletin board in the main building mail area

Pete Wyrick seconded. Motion carried.

The Board discussed a proposal from Newage Contractors to make repairs to the gym building roof to eliminate a dripping noise heard in several units. The Board unanimously agreed to have Newage Contractors make the proposed repairs.

The Board discussed pricing for the robo-call system. This item was tabled due to cost.

Executive Session

At 4:20 pm Martin Morad made a motion for the Board to enter Executive Session to discuss legal matters. Pete Wyrick seconded the motion. Motion carried.

With all in favor, Executive Session adjourned at 4:40 pm.

New Business

Report from ADC

The Board asked Yohanna LaRoche to set up an in person meeting with ADC for clarification of their engineering report.

The Board discussed the issue of bicycle storage in the garage. **Martin Morad made a motion that going forward; garage parking spaces can be used for a resident's mode of transportation. Jack Burnett seconded. Motion carried.**

The Board asked Yohanna LaRoche to have Versatile Cleaning soft wash areas of the property such as the fence in the Tradd lot and the courtyard on an ongoing basis.

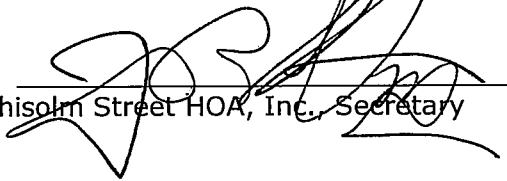
The Board discussed rules regarding leasing, in particular one of the units that is currently being leased. Yohanna LaRoche offered to contact the leasing agent to discuss the current issues with the rental.

Adjournment

The meeting adjourned at 4:55 pm.
Respectfully transcribed by:

Yohanna LaRoche, CMCA, AMS
Community Manager
Sentry Management, Inc.

Reviewed and Approved on 10/3, 2014

By:  _____
3 Chisolm Street HOA, Inc., Secretary