

3 Chisolm Street HOA, Inc
Board of Directors Regular Meeting
Monday, April 1, 2013
10:00 am
George Cogar's Residence
3 Zig Zag Alley
Charleston, SC 29401

Board Members present:

George Cogar, Layton McCurdy, Jack Burnett, Mims Roberts

Board Members absent:

Douglas Hamilton

Sentry Management Managers Present

Barbara Burnham, Collin Bruner

Call to Order

George Cogar called the meeting to order at 10:00 am.

Verification of Quorum

A quorum was verified.

Approval of 2/4/13 Board Meeting Minutes,

Layton McCurdy made a motion to approve the 2/4/13 minutes. George Cogar seconded.

Motion Carried.

Financial Review

Mims Roberts expressed concerns that the first set of financials and bank reconciliations that she received were incorrect. Collin Bruner stated it would not happen again. Collin Bruner reviewed the financials and had the errors corrected. Financials showed that two owners had not paid Special Assessment to replenish Reserves. Barbara Burnham stated she would check into that. Collin Bruner explained the down payment paid in November for Insurance was not expensed through the year and this inequity was corrected in February. Mims Roberts asked if there were any expenses paid out this calendar year in Reserve; Barbara Burnham said there had been no payments from Reserves for 2013.

Manager's Report

The Board had no comments on report.

Barbara Burnham stated with owners moving out/in of the Gym Building there were marks that needed touch up. Unfortunately the paint used for touch ups does not match. Mims Roberts said these paint colors and finish cannot be touched up, especially after two plus years. She also said that she thought we should have waited or discussed before doing touch ups and for the future need a paint that washes

better. Barbara Burnham will get quotes to paint the hallway. Jack Burnett asked if Sentry would be discounting the re-paint costs due to the problem and Collin agreed to discount the cost to HOA.

Old Business

Barbara Burnham informed the Board there was a leak in the Cottage from one of the new windows, Palmetto inspected and put in weather stripping. The Board asked Barbara Burnham to have Palmetto Craftsmen provide in writing that the weather stripping is sufficient to meet the warranty standards for the windows.

New Business:

Barbara Burnham read the emails from Helen Warren, Martin Morad and John Warren regarding the Garden in the area by the Main Building dumpster. The Board asked Barbara Burnham to contact John Warren to have his issues put in writing for the Board to review.

Jack Burnett suggested the Rules and Regulations be reviewed and enforced. There was discussion that a committee be formed for the Garden and Martin Morad lead the committee.

Layton McCurdy said that he read an article regarding solar generated electricity and was thinking it that would be of interest for 3 Chisolm HOA. It was stated that Connie Wyrick had brought up the subject at the Annual Meeting and was asked to bring information to the Board. To date we have not received this information from Mrs. Wyrick. Mims Roberts said the annual budget for electricity is \$3600. Everyone agreed it may not be worth further discussion and George Cogar suggested 3 Chisolm HOA does not need to be aggressive about pursuing solar at this time.

Mims Roberts stated Charleston County dropped off recycling bins for pick up every other week. George Cogar stated 3 Chisolm will not have an official policy for the recycling.

Adjournment

The meeting was adjourned at 10:53 am.

Barbara Burnham
Community Manager
Sentry Management, Inc.

Reviewed and Approved on February 28th, 2014

By: [Signature]
3 Chisolm Street HOA, Inc. ~~Secretary~~
IT'S PRESIDENT