

**3 Chisolm Street HOA, Inc**  
**Informational Meeting – Crawl Space**  
**Thursday, November 6, 2014**  
**5:30 pm**  
**3 Chisolm Street**  
**3<sup>rd</sup> Floor Hall, Main Building**  
**Charleston, SC 29401**

**Board Members Present**

Steven Bernard, Jack Burnett, Martin Morad, Mims Roberts, and Charles (Pete) Wyrick

**Others Present**

Eddie Porcher, Stantec Engineering  
Ian Cundiff, Stantec Engineering  
Bill Snow, Palmetto Gunitite  
Robert Snow, Palmetto Gunitite  
Clay McCullough, McCullough Khan Law Firm  
Yohanna LaRoche, Sentry Management  
Collin Bruner, Sentry Management

**Call to Order**

Mims Roberts called the meeting to order at 5:30 pm.

**Crawl Space Presentation**

Eddie Porcher of Stantec Engineering gave a power point presentation on the crawl space deficiencies he discovered during his investigation. Mr. Porcher's report will be emailed to all owners and will also be available on the 3 Chisolm Street website. Mr. Porcher explained his reasoning in recommending Palmetto Gunitite to the Board of Directors for the needed repair work.

Robert Snow of Palmetto Gunitite presented their proposed method of repair which includes chipping away the deteriorated sections of the beams and then reinforcing with sprayed concrete (gunitite).

Mr. Porcher reported to those in attendance that Palmetto Gunitite has provided a repair estimate for the work not to exceed \$2,500,000.

Mr. Porcher, Mr. Bill Snow, and Mr. Robert Snow then fielded questions from homeowners regarding the repairs which included; discussion on possible alternate methods of repair, structural integrity of the building, length of time the problems have been present, impact of noise during repairs, certification of repairs and when the Board became aware of the issues.

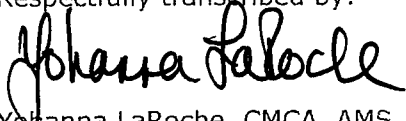
**Legal Presentation**

Clay McCullough of McCullough Khan Law Firm updated owners on the legal standing of the crawl space issues. He informed homeowners that a suit had been filed against all potential parties for the crawl space deficiencies.

**Adjournment**

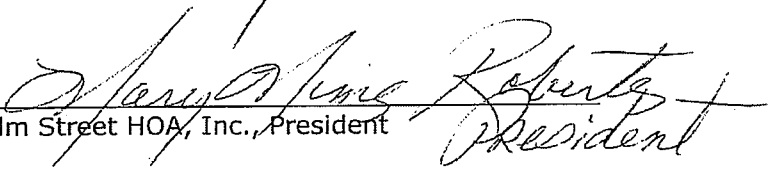
The meeting adjourned at 7:50 pm.

Respectfully transcribed by:



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

Reviewed and Approved on November 15<sup>th</sup>, 2014

By:   
3 Chisolm Street HOA, Inc., President