

3 Chisolm Street HOA Board Meeting

11/1/2021

President Pam Simons called the meeting to order at 5:01pm. In attendance were Greg Van Schaack, Terry Savage, Bill Maneri, Brit Swanson.

President Pam Simons reported:

The HVAC sub-contractor in Charlotte Beers' unit hit the sprinkler system and caused much damage to her unit. The marble floors in the HOA hallway streaked, showing that water had permeated the marble. It has mostly dried up by now. Th HOA is working with her partner, Alex Quattlebaum, to analyze moisture damage via windows and cracks. The Board noted that any changes to her garden/side door should go through similar vetting as art on the walls.

Southeastern Construction finished the pilot assessment of unit 104's window leak. With Elkin Engineering's help they removed the window, applied new flanges and feel they have the proper repair protocol for other leaks. They next want to determine how heavy the double windowpanes are and will be taking out a double pane at either Beers or Simons to assess the difficulty and cost of the effort. We will need to apply a thin elastic coat over all courtyard walls to finish the project and cover the brick surrounds.

The Janitor bathroom project should cost under \$10K and we will proceed with the work.

Mrs. Simons suggested a "Beautification Committee" be formed. After discussion, a committee was formed with Terry Savage and Jane Van Schaack as charter members. This committee will make

recommendations to the board about areas of the building and grounds that should be upgraded or beautified. The first order of business for the new committee is the expulsion of personal items from all stairwells and hallways. The Board voted unanimously to adhere to the HOA rules regarding such items and with Mr. Knisley's and Jefferson's help we will begin the process of personal item removal. All owners with items in stairwells or hallways will be notified by management of the rules and the owner's obligation to adhere to them.

It was noted that Mr. Knisley will be coming into each unit with a specialist in "water cascade prevention". Each owner will need to certify their knowledge of the location and operation of the "turn off valve" for the water in their unit.

Mr. Van Schaack reported that the buildings are being financially well run with a healthy surplus being created from operations and exit fees. Our cash position is strong and liquid. All funds are currently being held in a money market account until we feel rates have increased enough to commit to longer term CD's.

For the Building and Grounds Committee report, Mr. Maneri suggested that we needed to organize and have a planting plan for our 'tossed salad' front gardens. Mr. Maneri and Mr. Savage will coordinate and bring suggestions to the Board. Issues that currently need attention are stucco separation at 107, fire stairs separating at gym and work required on cornice, steps and gutters. The Committee will report back to the Board with suggestions and prices for this work.

The Manager's Report was read. There were no questions.

Mary Garrett had requested that the HOA pay half the cost of Eddie Porcher's bill for consulting work. The Board decided that because the rules changed since she did her work, requiring Eddie Porcher to assess all work that penetrated HOA walls and floors, we will split the cost of bringing in Porcher when this happened. We will split the cost with Terry Savage as well. In the future all work must stop; Porcher will be brought in and the resident will pay the full cost of assessing whether penetration of HOA walls, floors and ceilings has damaged or will damage HOA property. This is stated in our construction rules as amended last spring.

Regarding expiring terms on the Board, Mrs. Simons, Mr. Maneri and Mr. Swanson all agreed to stand for re-election.

The Annual Meeting of the HOA will be Monday, February 7, 2022. We will meet within the building or on Zoom depending on conditions at the time.

The Board encourages anyone who wants to serve on the Board to contact Tommy Knisley or any Board member prior to the Annual Meeting.

Respectfully Submitted, Greg Van Schaack - Secretary