

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE 3 CHISOLM STREET HORIZONTAL PROPERTY REGIME HELD ON March 30, 2020

The meeting of the Board of Directors of the 3 Chisolm Street Horizontal Property Regime (hereinafter "Regime") was held on March 30, 2020 at 5:30 pm via Zoom.us. Present were directors Steven Bernard, Greg Van Schaack, and Jim Hollingsworth. Also present was Property Manager Tommy Knisley.

The Board met in Executive session to discuss the claim of Mrs. Parsell. The Board authorized Mr. Bernard to continue the negotiations with Mrs. Parsell's attorney.

The Board then discussed the need to make a change in the landscaping contractor. After discussion it was unanimously determined that the proposal offered by Mr. Knisley to do the landscaping work was in the best interest of the Regime and was therefore accepted for a period of 90 days and would thereafter be reviewed.

The Board next considered the status of the new security system and internet system. Mr. Knisley reported that the new security system was completely installed and working properly. He further indicated that Sonitrol had distributed the wrong fobs to us and that the new fobs would be delivered shortly and distributed. Mr. Knisley further indicated that the installation of the Wi-Fi system would be delayed approximately three weeks and that he would notify and schedule the appropriate cabling installation with each unit owner.

Mr. Bernard then reported on the announcement of the Coast Guard to abandon the station that abuts 3 Chisolm Street. Dr. Martin Morad and Mr. Bernard met with an aide to Congressman Joe Cunningham in order to find out what the Coast Guard intended to do. Dr. Morad and Mr. Bernard were informed that while the Coast did intend to abandon the property nothing was as yet imminent and no plans had been developed as to the future use of the property. Dr. Morad and Mr. Bernard stressed to Congressman Cunningham's aide that they as individuals felt that the best use of the property was for a park and were opposed to any type of commercial or residential development on the property. Congressman Cunningham's aide said that she would keep us advised once any future plans were developed for the property.

Mr. Hollingsworth then raised the need for a different type of dumpster to be used on the property. Many residents are unable to raise the dumpster covering. Mr. Hollingsworth said that he believed we could obtain a dumpster with a side door that would make it easier to use. Mr. Knisley indicated that he felt that the dumpsters were too large for our needs in any event. Mr. Knisley stated he would look into exchanging the dumpsters

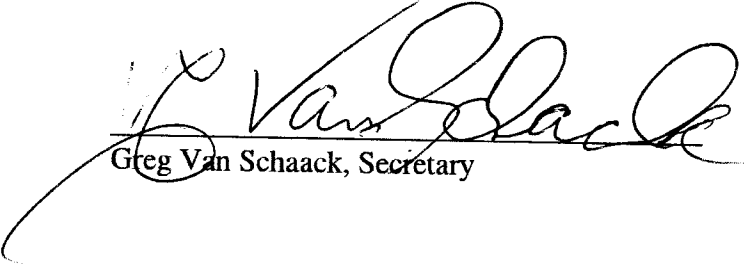
Mr. Bernard asked Mr. Knisley to install some type of device on the door of the Gym Building leading to the back staircase that would prevent the door from slamming shut.

The Board next considered formalizing some safety considerations as a result of the Corona Virus. Mr. Hollingsworth made a motion that no construction, remodeling or other service providers be allowed entry into the buildings except for emergencies such as air

conditioning/heating repairs, plumbing repairs and move in/out. The owners will be asked to delay any discretionary and non-emergency services until the current crisis is abated.

Mr. Van Schaak next gave a Treasurer's Report.. The Regime has sufficient cash reserves. Revenues are stable and the expenses have been reduced somewhat.

There being no further business, the meeting was adjourned.



Greg Van Schaack, Secretary