

3 Chisolm Street Home Owners Association Board Meeting Minutes 8.2.21

President, Pam Simons called the zoom meeting to order at 4:35pm. In attendance were Jim Hollingsworth, Terry Savage, Bill Maneri, Greg Van Schaack and Tommy Knisley, building manager.

First order of business was a discussion of whether any doors to the outside of the buildings, such as the gym building fire escape and the Beers unit garden door, should be included in the Sonitrol system. Mr. Maneri pointed out that if we require the doors be securitized, then perhaps all windows on the ground floor might have to be securitized. Discussion was tabled for more research.

Homeowners insurance – In light of the leak into the Wallace unit, a discussion ensued whether the HOA could require unit owners to have insurance. The consensus was that the HOA does not have the jurisdiction to require insurance. We are expecting a plumbing report that will hopefully identify the kind of piping in the building, its condition, and what steps may have to be taken to insure for the future, a safe, working plumbing system throughout the building. A copy of this report was subsequently distributed to Board members with a discussion to ensue.

Window water intrusion pilot program – Pam Simons spoke to Dave Willis of Southeastern Construction. They will be ready to go in two weeks. With the pilot program, the unit owners will be able to know the cost of water intrusion repair and be in a better position to make a decision about the work and to approach Historic Charleston Foundation if approvals are needed. Mr. Maneri related how strict the HCF had been with the cottage, making him replace all his windows even though only one needed repair.

A brief discussion was had about the damage to the Wallace unit. Tommy Knisley and Bill Maneri had inspected the premises and assured the Board that the damage was very minimal from the leak above and that only cosmetic work needed to be done. In their opinion, any damage incurred was not the HOA's responsibility.

Reserve study – Mrs. Simons has spoken to past presidents of the 3 Chisolm HOA. She learned that very little has been done with regard to the 2011 reserve study and that it would cost \$4900 to update said study. A discussion ensued with all members agreeing that while an updated study would be useful for assessing costs and scheduling of future projects, a closer review by the Board of the 2011 report would be wise before committing to a large expenditure. The Board will review the study and discuss at a later date.

Tenant Rules – Jim Hollingsworth has updated the Rules for tenant use of units based on some recent experiences. A question remains regarding the minimum length of tenant occupancy. Mrs. Simons to research the subject further and report back to the Board. A vote will be needed for the final version of the Rules. A copy of the new rules will be available on the website.

The next Board meeting will be November 1, 2021

Mrs. Simons adjourned the meeting at 5:27pm.