

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE 3 CHISOLM
STREET HORIZONTAL PROPERTY REGIME HELD ON APRIL 22, 2019**

The meeting of the Board of Directors of the 3 Chisolm Street Horizontal Property Regime (hereinafter "Regime") was held on April 22, 2019 at 5:30 pm in Unit 405. Present were directors Dr. Martin Morad, Greg Van Schaak, Shawn Daughtridge Wallace and Steven Bernard. Also present was Tommy Knisley and Dr. Agha Babanoury.

Dr. Babanoury addressed the board regarding the application of the Rules and Regulations of the Regime uniformly to all homeowners. He also wanted to stress that various homeowners were hanging pictures and putting furniture in the hallways without board approval. The members of the board reiterated that there was to be no furniture, furnishings or artwork placed in the common areas without express board approval. The board members also reiterated that all works of art had to be taken down due to the upcoming painting of the hallways and were not to be rehung without express board approval. The board members also reiterated that the rules and regulations of the Regime applied to all equally.

The board next considered additional safeguards from the occasional flooding to the courtyard area that occurred from water flowing from the Coast Guard property to the back fence of the Regime's property. Dr. Morad indicated that he and Mr. Simons had tried to discuss the matter with the Commandant of the Coast Guard station but the Commandant did not seem very interested in the issue. Dr. Morad offered to have a wall erected to protect a portion of the rear area at his own expense. The board felt that before we chose to erect a wall of any type we should obtain an opinion from a geotechnical engineer as to the best course of conduct. Mr. Knisley was asked to obtain such an opinion.

The board next considered the colors for the painting of the Main Building hallways and individual entry doors. The board approved colors and asked Mr. Knisley to confirm the colors with the painter.

Mr. Bernard then asked if Mr. Knisley had obtained a letter from Terracon, the geotechnical engineers who are overseeing the Sgt. Jasper project. The board had previously authorized Terracon to place a vibration monitor on the Regime's property. Terracon had done a preliminary walkthrough before the pile driving began at the Sgt. Jasper site. The board has requested a letter from Terracon that there had been no damage done to the Regime's property as a result of the pile driving. Mr. Knisley informed the board that he would have a walkthrough with Terracon as soon as possible.

The board next turned to the need for updating the security systems for the buildings. Mr. Knisley presented two bids, one from Carolina Time and one from Sonitrol. Mr. Bernard commented that the service we have received from Carolina Time, our present provider, was not very good. It was pointed out that the Sonitrol bid included \$300 per month for monitoring and maintenance. Mr. Knisley said that overall that was the approximate amount we spent for the year on Carolina Time. Dr. Morad questioned the need for land lines and why the system could not work cellularly. Dr. Morad wanted to speak directly with the Sonitrol representative. The