

3 Chisolm Street HOA Annual Meeting

2/6/23

President, Pamela Simons called the Annual Meeting to order at 5:05pm. Mr. Knisley, building Manager, stated that a quorum was present so that business could be conducted.

Mrs. Simons gave the President's report, a copy of which is attached.

Mr. Van Schaack gave the Treasurer's report which showed a break-even year from an operating standpoint. This was after capital improvements of stucco replacement and an AC replacement deposit totaling \$40K. Mr. Van Schaack also reported our balance sheet is strong and that we have a new \$200K line of credit negotiated with the Bank of South Carolina. Questions were raised about our rate of interest on the money market account with that bank. While low, it is a requirement of the line of credit that our available funds be kept in such an account. Questions were also raised about the cost of our flood insurance and the idea was floated that we might consider "self-insuring". Upon further discussion it was determined that building flood insurance was mandatory thereby enabling unit buyers to apply for mortgages.

Mr. Marshall gave a building overview report the included an "envelope" study by the engineering firm, ABS. This study included examination of stucco and terracotta; use of drones; an infrared roof analysis. Conclusions were that we have water issues affecting the stucco and terracotta many of which emanate from the roof area. Roof repair can take many forms: Coating 7-8-year life - \$100K; Full replacement 25-year life - \$600K; or a hybrid of coating and replace 10-12 year life - \$250K. It is the Board's position that another survey

should be done in 1-2 years with a decision at that time. In any event, a future assessment of unit holders is a distinct possibility. Mr. Van Schaack noted that the Board is currently looking into the idea of forming a Foundation for the preservation of our historic building that would allow all contributions towards major capital improvements to be tax deductible to unit owners.

Mr. Manari reported that the Landscape Committee was pleased so far with the work of the new landscaping company. Hired in December, the change will save approximately \$10K per year. A brief discussion was also had about the Chinese Elms on Chisom Street in front of the building. They may have to be replaced – further discussion needed.

The Nominating Committee put forth the names of Greg Van Schaack and Gary Zuar for two-year terms on the Board. It was moved and seconded to close the nominations and Mr. Van Schaack and Mr. Zuar were elected unanimously. Mrs. Simons thanked Mr. Terry Savage for his work over the last two years and welcomed Mr. Zuar to the Board.

Mrs. Simons asked for any new business; hearing none, the meeting was adjourned at 5:50pm.