

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS FOR THE 3 CHISOLM STREET REGIME

A regular meeting of the Board of Directors of the 3 Chisolm Street Regime was held at 5:30 pm on Wednesday, January 17, 2018 in Unit 302.

Present were board members Martin Morad, Richard Simons, Linda Hojnacki, Steven Bernard and Shawn Wallace. Also present for part of the meeting was Thomas E. Knisely

The Board met in regular session and the following matters were discussed:

1. The minutes of the board meeting held on December 6, 2017 were read and approved.
2. Mr. Knisely gave his Manager's Report and discussed the repairs that had been made since December, 2017.
3. The treasurer reported that he had not received the December financial information from Sentry and therefore was unable to prepare a report. Mr. Simons also indicated that he would prepare and send out via email to all board members an annual budget for 2018.
4. The board then discussed the new wall that was to be built in front of the Main Building in order to provide flood protection for the landscaping. Because of the placement of the new wall it would also be necessary to devise a new landscaping irrigation plan. The cost of the wall is \$13,000 and the plan for the wall has been approved by the Historical Charleston Foundation. After discussion it was moved by Steven Bernard and seconded by Ms. Hojnaki to approve the expenditure for the wall. The motion passed unanimously.
5. The board then discussed the estimate for the repair of the Gym Building roof from Atlantic Roofing. The estimate given by Atlantic Roofing was \$4,134 but there was an indication that the repair cost would increase depending upon any dry rot that was found during the repair. The board discussed the fact that two roofers had given estimates and neither would warrant the repair due to the age of the roof. After further discussion Mr. Bernard moved that we accept the repair estimate of \$4,134 plus an additional 10% in reserve. The motion was seconded by Dr. Morad and passed unanimously.
6. Dr. Morad then advised that he had spoken with Atlantic Turf Solutions in order to replace the current landscaper. Mr. Knisely stated that he had negotiated the monthly fee of \$1,250 to include pine straw replacement and irrigation repair. The monthly fee of \$1,250 was the same amount that the Regime was currently paying for landscape services.

7. The board next discussed the need for setting up new banking accounts inasmuch as the prior property manager had set up the accounts and those accounts were no longer available to the Regime. Mr. Knisley was asked to look at which banks were most convenient and would pay the highest rate of interest and report back to the board.

8. The board then received a quote from Paul's Painting to paint the interior of the buildings. Dr. Morad suggested that we table this issue until the board receives a complete interior decorator plan for the buildings. The issue was tabled until that time.

9. The board then discussed that flood waters were entering on Regime property from the Coast Guard. Dr. Morad then reported that the cost of obtaining and placing material along the back fence was approximately \$3,000. Dr. Morad moved that the board approve the expenditure of \$3,000 for this purpose. Mr. Bernard seconded the motion and the motion passed unanimously.

10. The issue of dryer vent cleaning was then discussed and the board asked Mr. Knisley to obtain quotes for this service.

11. The board then discussed the new website located at 3Chisolm.org. After discussion, Ms. Hojnacki moved that the board approve the cost of \$30 per month for a one year trial period for the hosting of the website and approve paying Ms. Jeannie Bernard \$500 for her work in designing the website. The motion was seconded by Mr. Simons and approved by a vote of 4-0 with Mr. Bernard abstaining.

12. The board once again discussed the demolition of the Sgt. Jasper building and the subsequent construction on the Sgt. Jasper site. It was agreed that Mr. Bernard would monitor the situation along with Mr. Knisely.

13. The board received a communication from Ms. Davidson on several issues. Certain of the issues had already been discussed and resolved. The other issues raised by Ms. Davidson and discussed were as follows:

- i. Pest control - The Regime has a contract with a pest control company but the pest control company only provides protection for the exterior of the buildings and the interior common areas and not the individual units. Any pest control service for the interior of a unit is to be arranged by the individual unit owner.
- ii. Sand Bags - The sand bags that had been stored in the garage have been moved to the rear of the building.
- iii. Numbers in the Garage - The board decided not to repaint the numbers in the garage at this time.
- iv. Owner Input into Redecorating - The board agreed that once it

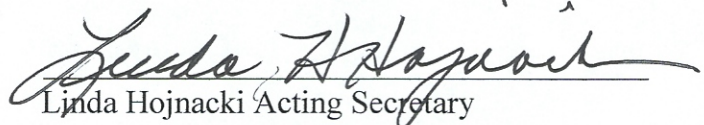
- receives a plan for the interior decorations that the owners would have input.
- v. Water Hammering From the Pump Room - Mr. Knisley explained that the hammering sound heard was the pumps starting up and was not anything to be concerned about.
 - vi. Updated Minutes - There appears to be some missing board minutes that were lodged with Sentry. The board has requested Sentry to look for them. In the future it is the board's intent that all minutes will be posted on the 3 Chisolm website.
 - vii. Missing Comcast Box Cover - This was reported to Comcast on numerous occasions. The replacement is up to Comcast.
 - viii. Window Coverings - Unit 305 has brown blinds which violate the Master Deed. Mr. Knisely was requested to speak to the unit owner and have the blinds conform to the Master Deed requirements.
 - ix. Standing Water - There is always standing water in front of the Gym Building. This has been reported to the City of Charleston who have assured the board that this will be taken care of. Chisolm Street is due to have some flood control work performed by the City of Charleston.
 - x. Lack of No Parking Signs - As one exits the garage it is very difficult to see oncoming traffic to the left along Chisolm Street. Mr. Knisely was asked to contact the City of Charleston to see if the parking along Chisolm Street could be restricted.

14. Ms. Hojnacki reported that the revised rules and regulations that were approved by the board were submitted to our attorney for recording at the RMC office. She also noted the approved rules and regulations are posted on the website.

15. The board discussed the pond and wheel chair ramp adjacent to the Main Building at the Tradd Street parking lot. Mr. Knisley will review these items with a structural engineer and report back to the board.

Upon the motion of Mr. Simons, seconded by Ms. Hojnaki and unanimously passed the meeting was adjourned.

Dated: January 17, 2018


Linda Hojnacki Acting Secretary