

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 Monday, September, 25, 2017 in Unit 305.

Present were Martin Morad, Richard Simons, Linda Hojnacki and Steven Bernard. Shawn Wallace was unable to attend.

The Board met in executive session to discuss certain matters.

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

1. The Sgt. Jasper building demolition - The Board was concerned that the demolition and construction efforts of the Beach Company might cause damage to 3 Chisolm Street. Mr. Bernard had communicated with Mr. Eddie Porcher of Stantec and received a recommendation of three possible geotechnical engineers to contact to discuss the issue. Mr. Bernard will follow up with the geotechnical engineers to see what recommendations they may make.
2. Revised Rules - The Board had previously discussed and began work on revising the rules and regulations of the Regime. Martin Morad had previously sent the revisions to the Regime's attorney for review and comment. The Board's latest iteration of the revised rules together with the comments of the Regime's attorney will be circulated to the members of the Board for further review. This matter will be further addressed at the next meeting.
3. Landscaping - As a result of recent storms the landscaping in the front of the buildings and the courtyard have been damaged. The Board discussed the need for replacement. Ms. Hojnacki also suggested that the Board members look at the artificial grass put in place at 64 Rutledge as a possible replacement. Ms. Hojnacki and Mr. Simons will research possible plant replacements that may be more storm tolerant.
4. Powerwashing - Mr. Simons is going to meet with a consultant recommended by the Charleston Historical Foundation to discuss the powerwashing and cleaning of the exterior of the buildings as well as the need for stucco repair on Tuesday, September 26, 2017. A report will follow.
5. Flood Protection - The Board discussed ways to protect the building from flooding. In the past sandbags were placed around the entrances to the buildings. Unfortunately, the sand bags were inadvertently discarded. The Board agreed to

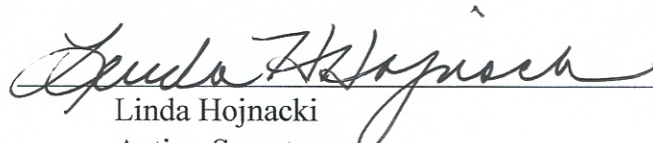
purchase at least 40 new sandbags to be stored in back of the Main Building. In addition Mr. Morad raised the issue of having metal flood protectors installed at

each entrance to the buildings. Mr. Simons and Mr. Morad will investigate the feasibility and the cost of such protectors.

6. Next Board Meeting - Because of various member' schedules, it appears that the next board meeting can take place on November 17, 2017 at 5:30 pm in Unit 305. Ms. Hojnacki will coordinate with Emily Lohr of Sentry Management and the other board members to schedule the meeting. In addition, Ms. Hojnaki will request Ms. Lohr to have a tentative budget for 2018 prepared and circulated for review and discussion by November 1, 2017.

Ms. Hojnacki made a motion to adjourn which was seconded by Mr. Simons and was passed unanimously.

Dated: September 25, 2017


Linda Hojnacki
Acting Secretary