

Dear Friends and neighbors of 3 Chisolm HOA

November, 28,2017

I hope you are all mending well after the Thanksgiving feast and looking forward to Christmas/ New Year Holidays. I want to bring you up to date on the state of our HOA.

Irma flooded severely our neighborhood, destroying many of our plantings, (though some miraculously survived). We did, however, prevent severe flooding of our crawl space and the first floors by having installed concrete barriers around the crawl-space vents and sandbagging the front entrance doors. Your Board is exploring different approaches to protect the buildings from severe floods in the future, and replacing some of the destroyed plants. We have created a long trench behind the Main building to divert the flood waters overflowing from the coast guard courtyards, diverting it directly into the sewers. To reduce our expenses of covering the walkways behind the buildings with mulch and having it float away by flood and sever rains, at least twice a year, we are placing pebbles instead of mulch on the path behind the Main building. We are also obtaining bids from painting companies to repaint the hallways of Main and Gym buildings. The board has solicited opinions of interior designers to upgrade our entrance halls and is awaiting proposals and bids. There have been also severe leaks from the roof of the Gym building causing serious damage to the ceiling of at least one unit. The Board has asked Sentry to obtain bids for repair or replacement of the damaged roof of the Gym building. The Board is confident that the repair will take place as soon as the extent of the repair is identified.

There have been numerous and persistent complaints from the homeowners and Board members as to the responsiveness and effectiveness of our management company, which led the board to interview 3 other management companies. After much deliberations and interviews, The Board has hired the Knisely Management firm, a small hands-on, boutique company as of January 1, 2018. Mr. Tommy Knisely promises to address many of our concerns that include 3 onsite visits per week to our community, and respond promptly to the complaints and queries of the homeowners.

There also has been significant turnover in homeowners, primarily in the Main building. Unit 206 is under contract to Greg Van Schaack, unit 102 was sold to Cindy and Richard Urquhart, and unit 103 is under contract to MR. and Mrs. Elders.

Mr. Fred Stone resigned from the Board in September, and the board asked Linda Hojnacki to fill his term until the annual meeting in February. We are extremely pleased and grateful to have Linda's expertise and energy on the board. She has served with diligence and fresh ideas as she brings a long business and administrative experience to the Board.

The Board members representing you now are: Steven Bernard, Linda Hojnacki, Shawn Wallace, and me. I am truly grateful for their dedication and service to our community.

To celebrate all the good things and blessings of our community in the upcoming Christmas Season, the Board and I would like to have you all join us on the 3rd floor of Main Building for a glass or two of wine, on December 14, 6 PM. Looking forward to seeing you and your families.
Martin, President Of 3 Chisolm Board