

3 Chisolm Street
Board meeting
October 7, 2019

Meeting called to order at 5:30 pm

Attending: Dr. Martin Morad, Shawn Wallace, Dick Simons, Steven Bernard. Greg Van Schaack
Absent

Mr. Joseph K. Qualey, Esq. ,Mr. Haskins Howerton and Mr. T.J. Parsell representing the owner of 306 presented to the Board floor joist work completed during remodeling of the unit may have been HOA responsibility. The Board decided to meet with the HOA Engineer to discuss. Meeting of Board and Engineer to take place within a week.

Painting: The paint contractor submitted additional expenses to an already signed contract. Board approved the \$1,550 sheetrock expense. Paint contractor will be asked to finish the hand rails and punch list work. Once completed, the Board will discuss additional compensation if due.

Mosquito Spraying: Board approved a 1 time spraying for mosquitos in courtyard and exterior common areas. Board approved Knisley to purchase a mosquito spray machine to be placed in the courtyard. Spraying will take place October 10th.

Soft washing of Building and Windows. Board approved the washing of the exterior and windows for Wednesday and Thursday, October 23 & 24. Please make sure your windows are closed for these days.

Rear Wall at property discussed: Board discussed building a 350 foot long wall approximately 3 block high at rear of property between 3 Chisolm Street and Coast Guard Station. Knisley to meet with contractor as well as geosructural engineer to discuss necessity.

The Board discussed researching the possibility of placing an elevator in the gym building for residents. Knisley to meet with elevator company to discuss if possible.

Steven Bernard discussed the possibility of extending an existing balcony at his unit in the gym building. Board asked owner for design and drawing from contractor. Mr. Bernard to provide at a later date.

Owner of 305 requested permission to lease unit. Board will review lease once submitted.

Board discussed placing furniture in both entries to buildings. Board will seek recommendation from interior designer once painting complete.

Hurricane preparedness discussed. Knisley to research additional ways to secure the doorways from rising water as well as glass ratings of doors.

Roof access: Owners are reminded to contact Tommy Knisley to open roof lock when contractor needs roof access to work on ac units. 24 hours must be given. Once contractor completes work, Knisley will inspect roof for any potential damage. Soft sole shoes **must** be worn when on roof.

Meeting adjourned at 7:45