

3 Chisolm Street 2022 Annual Meeting

Agenda

February 7 2021

5pm

- A. Calling of the roll and certifying of proxies
- B. Proof of notice of meeting or waiver of notice
- C. Approval of 2021 Annual Minutes
- D. Reports of Officers
 - a. President Pamela Simons
 - b. Treasurer Greg Van Schaack
 - c. EV Chargers Brit Swanson
- E. Reports of Committees
 - a. Beautification Committee: Jane Van Schaack, Terry Savage and Bobbie Masiello
- F. Unfinished Business
- G. New Business
 - a. Personal items in hallways
 - b. Discussion of building exterior plans
 - c. Regime fee amount
 - d. Announcement of newly elected Board Members
- H. Adjournment

Dear 3 Chisolm unit owner:

This mailing is your guide for how we will accomplish the voting for Board Members during the 3 Chisolm Annual Meeting February 7, 2022. The meeting will be conducted by Zoom unless the Covid situation changes radically for the better. But voting for the Board will be done before the meeting and you will deliver your vote to our Manager Tommy Knisley in one of three ways.

Along with this letter is a ballot. Only one ballot can be voted by each unit. There are five candidates running for three Board openings. **You will vote for no more than three people.** The statements from each of the five candidates is being sent along with this letter.

Please return your ballot to Tommy Knisley in one of three ways and no later than 5pm February 7, 2022. Ballots received after that time will not be counted.

1. You can print, mark and scan your ballot to Tommy at knisleyt@aol.com
2. You can text Tommy to arrange for a pickup at 843-224-1822
3. Or , if you allow for delays, you may mail your ballot to Tommy by USPS at:
3 Chisolm c/o Knisley Management
PO Box 972
Mt Pleasant, SC 29465

Mr. Knisley will maintain a secret tally of the vote and it will be announced as New Business at the end of our Annual Meeting.

Very Truly Yours,

3 Chisolm Street Regime Board of Directors

January 21, 2022

2022 BALLOT FOR THE BOARD OF DIRECTORS OF THE 3 CHISOLM HOME OWNERS ASSOCIATION

VOTE FOR NO MORE THAN 3 CANDIDATES

BILL MANERI (incumbent) _____

DARREN MARSHALL _____

MARTIN MORAD _____

BRIT SWANSON (incumbent) _____

PAMELA SIMONS (incumbent) _____

SIGNED BY

UNIT NUMBER

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The 3 Chisolm Board

January 21, 2022

Statement by Pamela Simons
current Board President, former Reporter for Business Week
Educational Board and leadership experiences
Resident at 3 Chisolm since 2014

I have tried to bring disciplined, forward-looking management to 3 Chisolm with a maintenance schedule, proactive safety inspections (plumbing/water heaters, fire system) and in-depth solutions to old problems (water intrusion, stucco repairs). Under Historic Charleston Foundation's guidance we will soon begin terra cotta cleaning and cornice repairs. In a nod to the future, we have invested in an EV charging infrastructure and have petitioned to have our street's electric lines run underground so we can replace our deformed trees. We increased our Reserves by over \$30,000 via our newly adopted exit tax.

Our current Board (2 professional landscapers, an architect, 2 in financial services, a researcher/writer) brings valuable input to meetings and we make decisions as equals. We have kept residents informed of issues and decisions in regular newsletters and have invited your opinions on improvements and encouraged your participation on committees.

In my dealings with contractors and residents, I believe in compromised solutions. But if we cannot find a path, I will adhere to our HOA rules as a fallback.

If reelected for another term I will focus on deferred maintenance issues until we catch up to the Reserve Study guidelines for our external elements. My main agenda is to protect our financial investments in our historic buildings and to bring them back to their original beauty.

January 22, 2022

Board Candidate Statement – Brit Swanson

My wife and I moved into 3 Chisolm one year ago and we are full time residents of the building. I would like to serve on the board to help the building in anyway necessary.

Qualifications

- **Current Board Member:**
 - Carolina Youth Development Center- Founded in 1790, Carolina Youth Development Center is an important part of Charleston's historic and cultural heritage, a direct descendant of the Charleston Orphan House, America's first publicly funded orphanage. Today, CYDC provides programs reaching over 900 children, youth, and their families locally each year. We care for young people who are victims of physical and sexual abuse, neglect, and abandonment, as well as providing resources and support to area families at risk of having their children removed from their home.

 - Dental Community Fellowship- DCF organizes short term dental mission trips to a few international destinations each year. We also strive to create an environment for the development of Christian relationships that provide a context for the personal growth of dental students here at home.

- **Prior Board Member:**
 - City Heights CDC- Low-income housing provider for San Diego County.
 - Zip Launchpad SDSU - The Zahn Innovation Platform Launchpad (ZIP Launchpad) is an on-campus incubator that supports San Diego State University (SDSU) students, staff, and faculty from all majors and departments in launching startup companies.

I am a Commercial Banker with SouthState Bank. My primary focus is commercial real estate development lending. I have been in banking for 18 years. My goal as a board member of 3 Chisolm is to preserve and improve the buildings for all residents.

BOARD CANDIDATE STATEMENT – DARREN MARSHALL

Having lived at 3 Chisolm since 2016 I feel it is my turn to give something back to the community. We originally owned Unit 205 and for the past year have owned 205 and 204.

QUALIFICATIONS FOR BOARD MEMBERSHIP

I believe it is important for Board Members to spend significant time each year in residence at 3 Chisolm. We reside here permanently November – May each year and during the summer we are here one week a month and at our summer place in CT for the balance.

For the past 20 years I have been a Partner in one of the largest independent sports marketing companies in the U.S. (www.revolutionworld.com) . For the past 3 years I have served as Chief of Staff. I have extensive experience of running balance sheets and capital improvements, dealing with litigation and other aspects of management which could be of benefit to the Board. Since our company is 100% remote since Covid I also work from home each day.

I am an experienced gardener and believe I could be of assistance in the continuing efforts to enhance the garden areas and plantings.

PHILOSOPHY

I have a great dislike of over-regulation and believe we should challenge ourselves as to whether any new rule is truly needed. I also don't believe any HOA should accumulate a huge bank balance from regime fees without constantly asking what improvements can be made to the building which will benefit quality of life and property values for all. I have a great love for transparency in elections and operations of any Board. Our community is small enough and technology is advanced enough that we can easily vote on anything from a new Board member to a new regulation within an instant poll I'd be happy to administer.

Board Candidate Statement, Martin Morad

I have been asked by number of homeowners to run for the Board of Directors of 3 Chisolm Regime. I have decided to do so because I feel I can help our Board better perform its fiduciary duties, be fully transparent and work for the membership. I have been a fulltime resident at 3 Chisolm for the past 13 years and am well acquainted with several difficult issues facing our community. I served on the Board at a time when our community faced difficult financial decisions regarding the repairs and restoration of crumbling foundations of our buildings. We managed to steer the regime through a difficult time of restoring the building's foundation and finance their repairs. We were able not only to finance the project fully, restore the foundations responsibly, but also recover some of the levied assessments from the insurance company for the homeowners. By the end of 2021 we should be free of the bank loan that partially funded the foundation repair project. In 2019 I elected not to run for the board after these issues were resolved. Now I am ready to serve again and if chosen I hope to steer the Board toward addressing issues related to exterior stucco repairs of the main building and upgrading of the entrance halls.

My record

In my previous tenure on the Board, I was lucky to serve with a talented group of homeowners that brought experience gained from their professional lives in business, Law, banking, and medicine, giving generously of their time and contributing financially to beautification and replanting of the courtyard and landscaping of front beds. We accomplished the restoration of the foundations of the buildings, the construction of knee-high flood wall in the front of the buildings, the re-roofing of Gym and Main building, the painting of halls and stairwells of both buildings, and the replanting of the courtyard and Cottage front beds that were damaged by annual floods with dwarfed mondo grass hedged with boxwoods.

Projects that I would urge the board to address

- The entrance halls of Gym and Main buildings need to be upgraded. We can finance this project partly from our running expenses, partly from our reserves, and partly from donations of interested residents.
- As many Horizontal regimes in our area have inclusive WIFI service, I would urge the Board to canvas the membership for their internet needs. An improved Buildings wide WIFI system that accesses also the courtyard would cost about \$16,000 with monthly fee \$200, will be free for all residents.
- Taking measures to solve the courtyard drainage caused by rain and flooding from coastguard lots and address the pool algae issue without killing the fish.
- Developing a comprehensive plan to repair and repaint the exterior stucco walls of the Main building.
- The Main Building roof needs to be re-evaluated for leaks as it has been over 7 years of its resurfacing, the period guaranteed by the roofer.

Bill Maneri – Board Candidate

I live in the Cottage at 3 Chisolm Street and have been a resident for over 15 Years. Although I divide my time between Charleston and Kiawah Island, 3 Chisolm is my primary residence.

Professionally, I am a landscape architect and interior architect. I design and oversee the implementation of all my projects and have an extensive knowledge of construction.

3 Chisolm Street is a great place to live and home to so many diverse and interesting people. As a Board member, I will be a good steward for all the residents of 3 Chisolm as we navigate the everyday challenges that we face as a diverse community.

I am currently a Board member at 3 Chisolm Street and would like to extend my term as a Board member.

Thank You for Your consideration