

### **3 Chisolm Street 3/13/23 Board Meeting**

President, Pam Simons called the meeting to order at 5:32PM.

Also in attendance were Board members Darren Marshall, Greg Van Schaack, Gary Zuar (by phone), Bill Maneri (by zoom). By invitation, Terry Savage, Jane Van Schaack and Amy Hutchins attended for the open session.

The first order of business was a discussion of the trash chute in the Gym Building. The recent survey gave us mixed feedback with an equal number of residents saying to "keep & repair" the chute yet in the same survey 5 residents wanted to "replace the chute with an elevator". Given the cost of repair (\$12,000 to \$20,000); conversion to storage (\$3,000); or replacement with an elevator (\$150K) we decided to seek more feedback and revisit the subject at a later date.

We then discussed the aesthetics of an elevator in the front hall of the Gym Building. Again, it was determined that more information is needed before a meaningful discussion can be had.

Mrs. Simons noted that on Monday 3.20 there will be a meeting of the new Fire Wardens Committee to discuss procedures in the event of an alarm or an emergency.

A report from the 3 Chisolm Internal Cosmetic Improvement Committee was given by Jane Van Schaack and Amy Hutchins. Two tables, donated by the Van Schaacks will be refinished and

two framed prints will be purchased to go over the tables in the long hallways on either side of the Main Building. The Board approved \$2300 for this project. Ms. Hutchins reported that a plan for beautification of the Gym Building is in the works and will be submitted at the next meeting. Although this will be a "wish list", we will be able to begin chipping away at the items that will result in an improved internal atmosphere. Mr. Savage suggested a wholesale cleaning of the entire building. It was agreed that after the stucco and terracotta issues were addressed, the cleaning would be undertaken. We will, however, be able to do a soft wash of the internal courtyard walls. The Lindblad family has indicated that it might fund this action depending on the cost. The open meeting was adjourned at this point and the Board went into executive session.

Mr. Marshall reported that Dr. Morad wrote that he would take the appropriate measures to comply with Historic Charleston Foundation's demands regarding his roof-top garden and terrace structure. HCF will perform its yearly site visit in April or May and we may know more then.

Mr. Zuar gave the Treasurers Report. It appears that Feb will be a breakeven month with revenues and expenses offsetting each other. Two expense items will be split between February and March – second part of A/C work for \$10K and the new water pump for \$30K. It also appears that we are on budget so far this year. Our cash position is strong with \$45K in our operating account and \$122K in our reserve money market account. Mr.

Zuar also suggested we rehire Meridith who is more familiar with accrual accounting than our current bookkeeper.

A discussion followed about the Beers' Garden. The Board has questions regarding drainage, a maintenance gate, height of the planned pergola and height and type of trees to be planted on Mr. Maneri's side of the garden. We will suggest that the landscape architect revise his plan to addresses these issues.

Finally, Mr. Knisley reported that the new domestic water pump will not be installed March 17 as planned but at a later date in March and that he will inform residents of the new date. The buildings water supplies will be temporarily turned off that day.

Mrs. Simons adjourned the meeting at 6:54pm

The next Board Meeting will be May 22, 2023.