

**3 Chisolm Street Homeowners Association, Inc.**  
**Annual Meeting**  
**February 1, 2010, 5:30 pm**  
**Nexsen Pruet**  
**205 King Street, Suite 400**  
**Charleston, SC 29401**

**Members Present**

See attached list

**Sentry Managers Present**

Collin Bruner, Barbara Burnham

**A. Call to Order**

George Davidson called the meeting to order at 5:38 pm.

**B. Proof of meeting notice and certification of quorum**

With 51 percent of the association present in person a quorum was verified.

**C. Approval of prior Meeting Minutes**

*Connie Wyrick made a motion to accept the 2009 minutes as presented. George Cogar seconded. All in favor. Motion carried.*

**D. Report of Officers and Committees**

Legal Committee: Wally Seinsheimer was asked a month ago to review with attorney, Palmetto and ABS regarding window project. Wally met with attorney, David Parish, feels comfortable, trial date has moved up believe maybe within 2-3 months.

Alex McMillan spoke about the Coast Guard Building next door to the Gym Building, facilities to be used for Park and Recreation facilities, tied in with other property, horse lot, tennis and baseball, make it more pleasing. Parking strip along Horse lot pot holes were pointed out to Mayor Riley when they met along with the standing water at parking lot, suggested it be filled with gravel or sand shells. Alex McMillan also met with the College of Building Arts to see if they would be interested in 3 Chisolm Street as one of their projects.

Landscaping: Bill Maneri mentioned the landscaping was redone over the year and everyone agreed it was a great job.

Collin presented the financial summary through 12/31/09. The association had \$5,348.37 in the operating account and \$92,212.24 in the reserve account. Wally Seinsheimer asked that there be a line item for Project and Reserve Fund.

**E. Election of Directors**

The terms of George Davidson and Gwen McCurdy expire. Wally Seinsheimer submitted to be candidate on the Board. George Davidson agreed to run again. *Layton McCurdy made a motion to elect Wally Seinsheimer and George Davidson to fill the 2 open BOD positions. George Cogar seconded. All in Favor, motion carried.*

**F. Unfinished Business**  
No unfinished business.

**G. New Business**

George Davidson asked for (3) volunteers for the Enforcement Committee – this committee would take complaints from Homeowners'. Helen Warren volunteered for one (1) year, Brent Pace for two (2) years, Georgia Bell's name was given for three (3) years.

Helen Warren asked if there is a different location for bike rack. Bike area will be looked at to see what can be done to keep area dryer.

Brent Pace asked if the BOD would relook at budgeting the Regime Fee per unit/sq. ft. They will discuss at next BOD meeting.

**H. Adjournment**

With no further business the meeting was adjourned at 6:38 pm

Minutes respectfully submitted by:  
Barbara Burnham  
Community Manager  
Sentry Management, Inc.

Reviewed and Approved on \_\_\_\_\_, 20\_\_ by:

\_\_\_\_\_  
3 Chisolm Street HOA, Inc.  
Secretary