

CHARLESTON NATIONAL BOARD OF DIRECTORS MEETING
May 15, 2025

ATTENDING: Bill Harkness, Bruce Bingham, Debbie Gianella, Emily Tipaldo, Susan Kelly, Dan McColl, Molly Uribe

ABSENT: Ray Lalli, Cathy Tucker, Scot Maslin

GUESTS: Sharon Masser (3110 Linksland), Tony Doar (3106 Linksland), Terry Martin (Egrets Point), Dina Mewett (4004 Harleston Green)

The meeting started at 5:35 pm. A quorum was present.

Bruce motioned and Emily seconded approving minutes from the April 2025 meeting. Mr. Doer asked for a copy of approved minutes. Tony mentioned that a new neighbor on Egrets is parking on the grass.

LANDSCAPING/IRRIGATION:

Bill reported he met with Dave at Forever Green. He has cleaned up the areas around the signs into the various neighborhoods. He also mentioned to Dave that mowers are damaging the irrigation heads are being destroyed by the mowers and asked that they better attention in this area. New pine straw was dropped at the front fence and the plan is to plant more color in this area. Guest Terry Martin stated he is noticing the edges of the pond near Egrets Pointe were starting to grow back. Bill said Rupert Landscaping owns the clearing around the ponds as well as monthly pond maintenance which should include edging. Bill/Bruce will discuss with both Rupert and Forever Green to remind them about their scope of work.

Sharon Masser mentioned the intersection at Mashie Court and Linksland needs attention. Homeowners had also reported maintenance was required around the 1180 Old Course area. Sod was installed by the 11th tee. An irrigation system was discovered that has not been working for years and has now been re-connected.

Phase 3 Lagoon Project: Pipes to be tested. We received a bid to test up to 6 sites (1000 ft). for \$5400. Bill Johnston to provide recommended test sites for formal proposal. Bruce asked for a recommendation to approve the bid. Bill made the motion; Dan seconded. Bill mentioned that approval had already been obtained previously since it is a part of the funds allocated for this in the Special Assessment. Dredging is also starting next week on CN6.

Bruce summarized work being done at the Victory Pointe #1 pond area.

- Dredging at 3-pipe inflow/outflow points was completed at a cost of \$3,500.
- Brush clearing estimate was requested from Andrus for the September-October period.

- Aeration system bids were requested. We received one from Joe Hardy for 6 systems at \$16,122. The Rupert bid came in at \$17K CNCA will pay for equipment and installation. The VP HOA will pay for electricity going forward. We are now reconsidering installing two fountains with help from Wayne at much lower cost.

VIOLATIONS

- Dan reported 75 violations issued. 48 violations are closed and 27 are pending from April. There was an inspection on 5/14 that Molly still needs to tally and communicate to homeowners.
- There is a boat at the corner of Heathland and Linksland in violation.
- Another violation is in the Heathland Way Cul de sac. Dan erroneously sent the violation to the neighbor next door and corrected that. While priority is to address violations visible on the side street, work in the backyard is unfinished too.
- The owner should be receiving a notice regarding fines for a steel shed on Spoon Ct. Dan asked Molly to send a letter to the owner to address the violation within 10 days with the removal of the shed. Molly said she will write a letter.
- There was discussion regarding a dumpster at 3225 Heathland. The homeowner provided the phone # of the contractor and Molly will reach out.

Dan will provide Debbie/Molly verbiage for the newsletter. There are still problems with parking on the street between midnight and 5 am. Bill suggested we take a picture and provide a timestamp if possible. Dan asked Mary Lou to send him the information and he would visit the homeowner.

ARC

Between April 17 and May 15, 17 requests were received and approved (2 with conditions). There is a dumpster on at 3149 Linksland without approval. PMS is reaching out to buyer's agent for homeowner contact info.

NEIGHBORHOOD CAPTAIN'S REPORT

Mary Lou Scott reported on the activities of her committee and their meeting on May 7. Molly sent them an updated list of who has not voted. Mary Lou has an updated captains list with email addresses and sections they support and asked for this to be published in the upcoming newsletter. They have developed an observation sheet as they visit their respective areas to document and forward to Molly and Dan. There was a suggestion to have a few central places in the neighborhood for the mailbox paint.

SOCIAL COMMITTEE. Emily asked if there was a budget. Bill thought it was \$1000, but will confirm.

MAINTENANCE

The entrance signs to each community within the subdivision still need to be painted but we have not found a contract to bid on such a small job. Bruce mentioned he had contacted the Wando Highschool Art department but they have not responded. Bill mentioned he offered the job to an artist who lives in the neighborhood but she declined. Tony volunteered to help find a contractor to paint the signs. He was reminded that the contractor or person needs to be licensed and insured. Susan said she would post something on Nextdoor. Debbie volunteered to post on Charleston National Facebook page if necessary. Regarding the fences, Bill said we are planning to paint and repair the 5 fences in the subdivision. The contractor has not completed the first phase of the front fence and he is waiting until we see the quality of work he does before extending the remaining job to him.

Bruce said he contacted TOMP about multiple sinkholes (not potholes) located on Linksland. He mentioned he and Scot started reaching out to TOMP back in February and still do not have a response. They followed up again 5/14. Bruce found a new contact and hopes he will be more responsive.

- Progress is being made regarding the remaining traffic signs that still need replaced. We had provided a list and photos on February 28 to P. Hunkler at TOMP. Some remain and Bruce followed with Mr. Hunkler on May 14.
- There is no update on what, if any, sign wraps will be installed on the new signposts. Options are still being reviewed and a decision is pending.

Capital Buy In Amendment

To date, we have received 35.6% votes or 293 votes (**256 yes and 37 no**). Joe P has been canvassing Victory Pointe. The Captains are responsible for soliciting votes from their respective zones. Molly has sent 2 reminders and should continue to do so regularly throughout the summer.

FINANCE

- A/R Aging Report \$74K outstanding.
 - **Over 90 days** \$37,568: There are 27 homeowners.
 - 5 owners owe 22/23/24 and special assessments.
 - One owner owes 23/24 and special assessment.
 - 14 owners who owe special assessment.
 - 5 owners who owe 24 dues and special assessment.
 - 2 owners who owe fines only.
 - **60-90 days**: 1 owner owes bill to reimburse HOA to remove a tree. 1 owner owes fines.
 - **31-60**: Approximately 38 owners still owe 2025 dues.
 - Another notice will be emailed or mailed (if we do not have an email address) by the end of May.

- Balance Sheet:
 - Reserves \$676,557.59
 - 3 CDs \$321,923.80
 - Total Assets \$1,460,540.96
 - Monthly spending: Nothing out of the ordinary for April.

OLD BUSINESS:

WEBSITE: Susan reported we lost access to our website when the website developer disconnected it. The question was do we build our own or do we look at websites that are already developed and already in use by other communities. The goal: have a new website by July 1.

Working with PMS, Dan and Susan narrowed it down to a company that has a website developed especially for HOAs. That company is **HOALife**. If we choose this company and sign the contract, it allows the CN HOA to own it with the site developer ensuring system updates. Dan liked it because it was built specifically to track violations, reporting and closing. Searching and reporting could be filtered by address, name, etc. It appears very robust and allows self-service for homeowners. Access includes mobile devices. It appears easy to navigate. There is unlimited document storage (stored in Amazon Cloud). It will provide administrative access to the property management company as well as Board members. There is a homeowner portal with secure access. Other desirable features:

- Community docs can be accessed (By-Laws, Customer Welcome Kit, Monthly Minutes)
- It has an integrated end to end ARC process within the site that allows monitoring for compliance, sending notices, monitoring/tracking, homeowner submissions and approvals and will maintain history which should streamline the current process.
- Integrated (online) voting.
- Ability to edit customer forms.
- Integrated with QuickBooks. Homeowners can submit payments and delinquent notices can be generated. Reports can be generated and history maintained.
- Data is encrypted and security certificates are updated. This cost is embedded in the overall cost.
- Allows for creation of a directory and homeowners database which allows for easier ability to send email blasts.
- **Costs: Total \$8317.80 annually.** No set up fee.
 - Annual Price: \$5232/year for website
 - QuickBooks functionality: \$373.00
 - Domain name from Go Daddy \$12/year.

Susan asked for a motion that we adopt **HOA-Life** as our website provider pending accepting the contract. Dan seconded. The motion was approved unanimously.

LAWSUIT UPDATE: The judge rejected our motion to dismiss. The lawyer for the golf club has collaborated with our lawyer before. Our attorney suggested we ride with the golf club's attorney to view all the home sites that have fences on the golf course. Bruce suggested we, prior to that ride, inventory each homesite with a fence adjacent to the golf course so we have an exact list.

BOAT/CAMPTER STORAGE: Options are still being considered.

The meeting ended at 7:10 pm