**MCHA December 2019 Marine Wall Update:**

The MCHA HOA met on 6/22/19 for routine HOA matters and a Special Meeting with regard to options for wall maintenance or replacement.

The option for maintenance is to add a cathodic protection system (CPS) along the sheet metal wall, remove existing wall coating, weld patch, add additional weep holes and recoat with a cold tar epoxy coating. This is estimated at $8 mil., with the contributed reserves towards the project of $1 mil., total project estimated at $7 mil., with at least a $500,000 additional contingency amount. It is estimated that the CPS will give the life of the wall 15 plus years with proper maintenance, which the operating budget supports.

The second option discussed was wall replacement with either a composite product or a steel wall. It is estimated between $20-$30 mil.

The Board agreed that testing the wall anchors for present condition would be beneficial with either option of repairs or replacement. The results were received on 12/12/19 and the MCHA Board will meet with the engineers to discuss the next step for a proposal to the membership to vote on. The anchor testing results are posted on the website [www.charlestonpms.com](http://www.charlestonpms.com).

Please feel free to contact management should you have any questions.

Laurie Schueler

Property Management Services

1340-G Ben Sawyer Blvd.

Mt. Pleasant, SC 29464

Office: 843-881-5459

[laurie@charlestonpms.com](mailto:laurie@charlestonpms.com)