

Annual Meeting Minutes

Darrell Creek Homeowners Association Annual Meeting

Thursday, May 21, 2009

7:00 PM

Wando High School

Mount Pleasant, SC

Steering Committee Chairman Phil Sabatino called the meeting to order. Committee member Ken Roe was present. Trey Grissom and Lona Vest were present from Property Management Services.

Lona Vest stated that 21 homes were represented in person and 9 by proxy. She stated that this was not enough to make quorum officially. She stated that the meeting would proceed and may need to be recalled in the event of objections from owners.

Mr. Sabatino introduced the Steering Committee members and the management team.

Committee Report

Mr. Sabatino reminded owners that Property Management Services (PMS) was hired November 1, 2008. He stated that PMS has done a great job in their short tenure. He said that owners can see improvements throughout the property. He stated that communication between the owners and the ARB has improved. He stated that owners are being advised how to proceed when building and deposits are being returned in a timely manner.

Mr. Sabatino stated that the Committee and Management are working hard to enforce rules. He stated that there has been a great improvement in community cleanliness. He stated that Trey has been making weekly inspections and has been sending pictures to the Committee members for documentation.

Mr. Sabatino stated that financial statements are being produced promptly also. Mr. Sabatino stated that the Association is working to meet ARB and reserve funding needs. Once more funds are available, the Association will be able to do more social and fun events.

Financial Update

Trey provided an overview of the financial reports. He stated that the regime fee was increased to meet Association needs. Trey reported that the budget was expanded to include a termite bond on the pool building and a capital reserve fund for future expenses. He stated that he has taken a hard look at the service contracts. He stated that the

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landscape and pond maintenance companies have been changed. The new contracts have afforded some savings to the Association. Trey reported that the landscaper has been changed. The Greenery has been hired for less money. The previous contract was \$3,000 per month. The new contract is \$1,770 per month.

Trey stated that the pool maintenance company has remained the same. He stated that he is paying particular attention to the pool area to make sure it is good condition. Trey reported that the drains are now in compliance with new DHEC regulations. He reported that a new pool phone has been installed also,

Trey reported that he is working hard to decrease expenses while increasing the level of service from existing vendors.

Trey reported that the Steering Committee is meeting quarterly. He stated that there will be two owners meetings each year to keep owners informed.

Trey reported that he is working on collection of delinquent accounts. At present, the Association has \$16,000 in receivables. The collection process was discussed in detail.

Scott Powell of Outsource Financial was present. He is an owner and provides accounting services to PMS. Mr. Powell briefly discussed his overview of previous financial statements. Mr. Powell reported that the Association overspent in previous years which have lead to a shortfall in the ARB account. The association is making up for this shortfall with savings from new contracts and expects to remedy the problem this fiscal year. Mr. Powell stated that his company is charged with the responsibility to produce the financial statements for the neighborhood for PMS. He stated that owners can look at the books upon request.

An owner asked if Steering Committee meetings can be open. The Committee agreed to look into it.

Management Update

Trey provided an overview of improvements recently completed at the property:

- Pool furniture has been restrapped
- A new hard line phone has been installed at the pool
- New drains installed at the pool to meet Graeme Baker regulations
- DHEC permits are posted

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- A 9 foot alligator was pulled out at the end of St. Ellen's last night. He stated that the Association has to pay for alligator removal now under new state laws. The Association will deal with alligators on a case by case basis.
- Information signs are being updated. An owner has volunteered to maintain the community boards and will be doing so going forward.

Trey reported that The Greenery is new to the property and he is still working through the change. He asked owners to notify the management company of any concerns or complaints.

An owner mentioned problems with kudzu near the Deer Creek entrance.

An owner mentioned a dead palm on Triple Oak. Trey stated that he is trying to get the two dead palms replaced on Deer Creek at Commonwealth.

An owner asked Trey about drive thru inspections. Trey stated that he concentrates on debris, broken signage and community violations. He encouraged owners to notify him of any problems or concerns.

Trey reported that he is working with Professional Pools at the pools. There was a binding contract in place when PMS took over the management. Trey reported that he did bid out the contract to validate the pricing which is in line. Trey said that he has renegotiated the contract to include bathroom cleaning.

Trey reported that he has redesigned the flow of ARB submittals. He reported that routine submittals will go directly to the architect. Submittals that require the review of variances would be submitted to the Committee.

An owner asked about empty privately owned lots. She stated that she has had problems with the lot being overgrown resulting in snakes in her yard. Trey agreed to look into the problem.

An owner asked about the maintenance of the lagoon at St. Ellen's and Triple Oak. Trey agreed that the pond needs maintenance and will look into the matter further.

An owner asked about the increased number of green homes. She stated that the same color has been used repeatedly in close proximity. Trey agreed to contact the architect to ask him to pay closer attention to the colors being approved.

An owner asked about the possibility of a cut through road connecting Darrell Creek to Carolina Park. Ed Honeycutt, a local realtor, said that the original master plan

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called for a cut through road for emergency vehicles and water/sewer access etc. The city will determine the location of the road and its use.

An owner complained about overgrown shrubbery at St. Ellen's and Triple Oak. Trey is to follow up.

An owner commented that the street signs are poorly placed and difficult to read. The Committee agreed to look into the matter.

Election of Steering Committee Member

Mr. Sabatino announced that there was one position available on the Steering Committee. Two owners had volunteered to run: Dave Sullivan and Jay Satterfield. Dave Sullivan was present and spoke briefly about his experience and goals for the community. Jay Satterfield was not present. Dave Sullivan was elected to serve on the Committee.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Trey Grissom
Acting Secretary