

## Minutes

**Darrell Creek**

**Tuesday, April 1, 2009**

**7:00 PM**

**Property Management Services Office**

Committee Member Phil Sabatino called the meeting to order. Steering Committee Members present were Beth Bird, Ken Roe, and Phil Sabatino. Trey Grissom was present representing Property Management Services (PMS).

Steering Committee Members are as follows:

Member – Phil Sabatino

Member – John Guerriera

Member – Glen Hill

Member – Beth Bird

Member – Ken Roe

The Committee reviewed the Minutes from The February 10<sup>th</sup>, 2009 meeting. Minutes were approved. Property Management Services states that minutes will be posted on [www.charlestonpms.com](http://www.charlestonpms.com) and a memorandum will be sent to owners with the Annual Meeting notice.

The Committee discussed the current financial status of Darrell Creek. Account balances were reviewed. Property Management Services reviews the Aging Summary and status of collections. Property Management Services states that with sustained fiscal responsibility, Darrell Creek will be close to reaching the goals set forth at the beginning of the year.

Property Management Services presents a flow chart for the ARB structure. The Committee agrees to have Property Management Services implement the process with Stephen Russell Associates. Mrs. Bird asks to have the process for a color change request improved. Mr. Sabatino and Mr. Roe agree and ask Property Management Services to work with Stephen Russell Associates to create a single page form with a low fee and deposit structure.

The Committee Reviews the Annual Meeting Notice and Proxy form. Mr. Sabatino asks Property Management Services to contact Wando High School and see if a larger room could be reserved.

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The Committee discussed the status of vendors. Property Management Services states that The Greenery is doing a good job, and that areas of the neighborhood still need to be addressed. There are several pond access ways that are not being maintained as well as the entrance to the Crabbing Dock. Property Management Services agrees to have The Greenery address these areas and asks Committee members to continue and inform of additional areas in need of attention. The Committee discussed Professional Pool. Property Management Services states that there have been issues with the pool being accessed after hours and suggests that a deterrent should be investigated. Property Management Services agrees to find a solution and present to Committee Members by email for a decision.

The Committee discusses the possibility of establishing a hurricane disaster plan in the future incorporating funds for landscape and common property. The Committee agrees that this idea should be in future discussions.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Trey Grissom  
Acting Secretary