

## Minutes

### **Darrell Creek**

**Tuesday, January 13, 2009**

**7:00 PM**

### **Property Management Services Office**

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

Steering Committee Members are as follows:

Member – Phil Sabatino  
Member – John Guerriera  
Member – Glen Hill  
Member – Beth Bird  
Member – Ken Roe

It is noted that Karl Chronister respectfully declines to commit to the Steering Committee at this time due to professional obligations.

The Committee discussed the current financial status of Darrell Creek. Property Management Services is to review and obtain new estimates for all vendors. Estimates are to be provided at next Committee meeting for review.

The Committee discusses the shortfall from the ARB deposit account and a plan to recoup funds. Mr. Guerriera poses the question of recourse from Odessa. The Committee decides to focus on the current financial status and continue discussion of recourse in the next meeting. Mr. Roe asks to have Scott Powell speak at the annual meeting to explain Odessa's financials. Mrs. Bird raises the question of adjusting association fee at closing or including a storm coverage fee for additional revenues.

Mr. Sabatino asks to have the Developer (Ed Goodwin) contacted to provide the letter appointing Steering Committee, determine status of special assessment for lots, and define commitment to neighborhood in 2009.

The Committee discusses the status of collections for Special Assessment and Yearly Dues. Property Management Services provides a summary of Aging Accounts. The Committee decides to review at next meeting when more data is available. The Committee discusses the options of Requests for Extensions on Assessments.

The Landscape Company was discussed in regards to a tree that had fallen on the sidewalk and was not cleaned up and the holy bushes that line Deer Creek Trail. The Pool Company was discussed in regards to the Graeme Baker Act that requires new vortex drains to prevent drowning. Property Management is to provide an estimate to bring pool into code before season. Property Management Services is to provide a termite bond estimate for pool building.

The Committee discusses the current inspection process regarding boats parked on streets. Property Management Services is to research Mt. Pleasant Ordinances and Regulations. Mr. Guerriera reiterates the need to stay consistent on violations. Property Management Services proposes a system for violations consisting of three warning letters and then daily fines in the amount of \$25 a day until violation is corrected. The Committee unanimously agrees to violation system.

The Committee discusses the Steering Committee Meeting Dates. The Committee agrees to meet in February to determine annual meeting date and all dates for Steering Committee meetings going forward in 2009. Mr. Roe proposes that meeting dates be posted. Mr. Sabatino asks Property Management Services to look into an affordable website solution for homeowners to access information.

The Committee reviews all letters and emails from Darrell Creek Homeowners. Letters and Emails from Homeowners include: Jerry Oswald, Tom Couture, Nat Jones, Ellen Webb, and Mr. and Mrs. Cortis.

Property Management Services discusses some maintenance issues found during inspections: the water leak at Coastal Crab and Commonwealth, missing "One Way" sign at Coastal Crab and Commonwealth, and neighborhood trash and debris.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Trey Grissom  
Acting Secretary