

3 Chisolm Street HOA Annual Meeting

February 2, 2026

2026 Annual Meeting: 6 p.m. EST 2/2/2026 2nd Floor Chisolm Main Building

These minutes summarize actions and key discussions during the meeting. Supporting materials and reports referenced during the meeting were distributed separately to owners.

Board Members Present:

Darren Marshall - President
Gary Zuar - Treasurer
Jeff Fackler - Secretary

Board Members Not Present:

Agha Babanouri - Board Member
Amy Hutchens - Vice President

Property Owners Present:

All Chisolm owners were invited to attend in person or via Zoom
Tommy Knisley - 3 Chisolm Building Manager

Meeting was called to order at 6:00 p.m. EST. President Darren Marshall welcomed members on Zoom and those present at the meeting.

President's Report: Darren Marshall:

President Marshall provided an update on board elections and city infrastructure projects affecting the neighborhood. A written summary of his remarks was previously circulated to owners via email on 2/3/2026.

A summary of the update is provided below:

I wanted to give those residents unable to attend last night's annual meeting a quick update ahead of the full minutes being published and available on the website as usual.

There were three vacancies on the Board going into the meeting. My term, that of our VP Amy Hutchens and that of Dr. Babanouri had ended. Only three candidates presented themselves by the deadline of end of December – myself, Amy and Michelle Polster. With 3 candidates for 3 positions the candidates were elected by acclaim rather than a formal ballot. For those of you who don't know Michelle, she is a CPA and owner of her own accounting firm, Slate Accounting Group. If you'd like to know more about Michelle, here is a link to her website <https://slateaccountinggroup.com/> . Board members serve a two-year term. There will be two positions to fill next year as Gary and Jeff end their current two-year terms.

Following the AGM the Board meets in executive session to elect new officers. There were no changes in roles:

Myself- President, Gary Zuar – Treasurer, Amy Hutchens – Vice President, Jeff Fackler – Secretary, Michelle Polster – at large.

I also wanted to give you a quick update on the city's plans for 2026 which will directly affect us at 3 Chisolm. Our City Councilor, Mike Seekings, gave an update at last week's Charleston Neighborhood Association meeting.

The sidewalks on Broad Street will be repaved shortly. As part of this process, parking meters will be removed and new ones installed which use the text to pay system

Construction of a "Knee Wall" (i.e. knee height) will begin along the edge of the Ashley River from Chisolm St up to the Marina on Lockwood. This should preclude the tidal flooding we often see on Lockwood once it is finished.

The longer term plan is to extend the existing sea wall along Murray Blvd from the Coast Guard Station to the Marina enclosing the area of marshland abutting Lockwood. Essentially this means there will be a sea wall running from East Bay all the way to the Connector to West Ashley. The height of this wall should significantly reduce incoming water due to a hurricane or storm surge.

There's also a new drainage project where Calhoun meets Lockwood which should significantly ease flooding in the medical district.

A large part of the funding for these projects (~\$500M) comes from the Transportation Sales tax. This is up for renewal by vote in November and Mike is asking us to vote for it so that we can get these improvements funded. Obviously the less our building is at risk of flooding, the more attractive it becomes to potential buyers. We might even be able to reduce our insurance premium which is the biggest item in our budget.

Lastly buses and tractor trailers are going to be banned south of Broad St at some point this year.

Update on Chisolm:

We will once again conduct the annual infrared drone survey this spring as conditions allow. An infrared drone survey will be conducted this spring to evaluate the condition of the main building roof and provide engineering recommendations regarding repair or replacement. If a new roof is required for the main building, a special assessment will be required. We expect the survey and recommendations to be concluded in early to mid-spring 2026.

Completion of repairs to cracks in the main building (North + South) elevations are expected as weather warms this spring and as weather allows.

Repairs to the parapet along the roof of the main building will also be completed this spring. No scaffolding will be needed for these repairs. A swing/genie boom lift will be used for these repairs and may require use of the parking lot or areas around the building.

Window joints in the main building that have created water intrusion in some units will be repaired as well.

The gymnasium asphalt roof was replaced recently. The HOA will reimburse any damage or loss as result of that work.

Financials:

Gary Zuar, Treasurer, provided the financial update. Gary provided the Balance Sheet and Statement of Operating income as of 12/31/2025 in a separate email to all owners on 2/1/2026. This was distributed via email by our Building Manager Tommy Knisley.

Gary's discussion to all members tonight:

At our Board meeting on December 3, 2025 with residents present, we presented a financial package projecting 2025 Operating Results and the 2026 Operating Budget.

There was significant review of 2025, and I am pleased to report that the final results for 2025 are consistent (except for timing differences) with our previous projections and discussions.

To recap, 2025 was a very successful year for the Community. We achieved an Operating surplus of approximately \$54K and as a result, were able to transfer \$30,000 to the Reserve Fund for needed Capital improvements.

The amount retained in the Operating Fund (\$24K) also eliminated the negative equity that has existed for several years.

The main reasons for our favorable results, as mentioned previously, were insurance settlement proceeds received and a reduction in Insurance costs, which will also impact us favorably in 2026.

The reduction in Operating Expenses allowed the Board to hold Regime Fees constant at \$1,450 for 2026.

The Reserve Fund also had better than expected performance and will be closing 2025 with \$292K in Equity.

This resulted from the \$3,700 per resident Special Assessment and Exit/Transfer Fees, which were offset by Capital expenditures during 2025. It should be noted that there is approximately \$39K of budgeted 2025 Capital that will be spent in 2026.

In conclusion, we achieved during 2025 the following:

A \$53K Operating Surplus

Additional Reserve Funding of \$30K.

Reduction in Expenses

Eliminating the Operating Fund equity deficit

Increasing the Reserve Fund beyond the projection in the 10 Year Plan for 2025.

Pay down of the Line of Credit outstanding balance of approximately \$36K.

Renewal of the \$200K Credit Facility at lower interest rates and similar terms and conditions.

Strengthening of the Balance Sheet

In other information, we have engaged Davis and Co. CPA to perform the Audit of 2025 financial results.

Lastly, a gentle reminder that the second installment of the \$3,700 Special Assessment was due on January 1, 2026. There are still a number of units unpaid as of January 31, 2026.

Additional Updates provided by Darren Marshall this evening:

Our engineering study of the property will be completed this year in Q1 + Q2. This study is completed by outside experts and helps guide future property maintenance and repairs while allowing us to plan budget and reserve needs for future years.

We will review by-laws this year. Any changes require 100% of members to pass.

Again, we will complete a Sentry financial audit.

Questions from Members:

Owner comments and questions are summarized and may not reflect all remarks made during the discussion.

Q: If full replacement of the main building roof is required, what would be the estimated special assessment per unit?

A: Cost of a full replacement is anticipated to be as high as ~\$800,000.00. For 27 units the cost per unit would be approximately \$25,000 - \$30,000 per unit.

Important to remember that patching and/or alternative repairs will be considered as well. Our architect/engineers will review with ABS.

We do know this work will be required near term (within 5 years) and our reserve fund will not fund this outside of a special assessment.

We will also continue to monitor the foundation in the main building. Stantec surveys this every 5 years.

Martin Morad (Unit 302) asked we consider membrane replacement of the roof. This will be considered as an option and we will keep all members informed at quarterly meetings or separate communications as appropriate.

Teresa Tarabocchia (Unit 401) asked about the status of the trees that were removed from along Chisolm Street. Tommy commented the city was planning to replace them. A question was raised as to whether the area should instead be re-sodded.

Tommy Knisley Update: Building

Pleased with the roof replacement on the gymnasium building. Reminder if any owners experienced damage to let him know so that we can arrange to reimburse cost.

Been a good year for progress on repairs and keeping our property in good condition.

Edward Luce (Unit 301) asked if we could ask our landscapers to investigate the use of electric blowers to reduce noise. Tommy will discuss options with our landscaping company.

There were questions about how board members are selected as well as the make up of the board (by building). Darren addressed these comments:

Reminded all owners that each year as board seats open for election at the first meeting in February (The Annual Meeting), all are invited to submit a resume and be considered for election to open board seats. Terms are 2 years.

At the December 3rd meeting Darren communicated the election process and to see him or another board member if interested in serving on the board. He asked for as many owners as possible to consider running for open board seats as we are a small association and want as much involvement as possible. As for building representation: if we have more interest in serving on the board, all members will have the opportunity to vote their desires in the election. We currently have 5 board members. 3 live in the Gymnasium Building and 2 in the Main Building. Recent interest in serving on the board has come from the Gymnasium. This year, we had 3 seats for consideration. 2 seats were unopposed; one open seat had only one candidate expressing interest.

Board Election Results for 2026:

Three board seats were open for election. Three candidates were nominated: Darren Marshall, Amy Hutchens, and Michelle Polster. As the number of candidates equaled the number of open seats, all three were elected by acclamation to two-year terms.

Darren Marshall - President (Unit 204)
Amy Hutchens - Vice President (Unit 403)
Gary Zuar - Treasurer (Unit 206)
Jeff Fackler - Secretary (Unit 406)
Michelle Polster - At-Large Member (Unit 402)

Board Meeting Schedule for 2026. Location 2nd Floor Main Building & by Zoom TBD. Communication will be made to all residents prior to meeting along with Zoom invitation. All owners are encouraged to attend!

Q1: Monday, 3/16/2026 @6:00 p.m. EST. (Easter is April 5th)

Q2: Monday, 6/1/2026 @6:00 p.m. EST. (Memorial Day is Monday 5/25)

Q3: Monday, 9/14/2026 @6:00 p.m. EST. (Labor Day is Monday, 9/7)

Q4: Wednesday, 12/2/2026 @6:00 p.m. EST. (Thanksgiving is Thursday, 11/26)

2026 Annual Meeting: Monday, 2/1/2027 @ 6:00 p.m. EST

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Jeff Fackler

Secretary

3 Chisolm Street HOA

Approved by the Board of Directors on: March 5th, 2026 via email