

# 3 Chisolm Street HOA Q1 Meeting

## March 16, 2026

### 2026 Q1 3 Chisolm Street HOA Meeting: 6 p.m. EST 3/16/2026 2nd Floor Chisolm Main Building

These minutes summarize actions and key discussions during the meeting. There were no supporting documents or summaries distributed to HOA owners for this meeting. A meeting notification and Zoom invitation were distributed by Tommy Knisley in advance.

#### **Board Members Present:**

Darren Marshall - President (Unit 204)  
Amy Hutchens - Vice President (Unit 403)  
Gary Zuar - Treasurer (Unit 206)  
Jeff Fackler - Secretary (Unit 406)

#### **Board Members Not Present:**

Michelle Polster - At-Large Member (Unit 402)

#### **Property Owners Present:**

All Chisolm owners were invited to attend in person or via Zoom. Teresa Tarabocchia (Unit 401) and Edward Luce (Unit 301) were present via Zoom.  
Tommy Knisley - 3 Chisolm Building Manager

Meeting was called to order at 6:05 p.m. EST. President Darren Marshall welcomed members on Zoom and those present at the meeting.

#### **President's Report: Darren Marshall:**

President Darren Marshall provided an update and three topics this evening for all HOA members:

1. There was an error made by Sentry in the closing on Unit 201 in December 2025. Collin Bruner, COO of Sentry Management, confirmed to Darren that they had erred in the COA document supplied to the attorneys for closing on unit 201 in December 2025. The mistake indicated an exit fee of \$338 instead of \$33,850. We have been working to resolve the issue with the attorneys for several weeks. Sentry has assured us that if no resolution is obtained, they will make 3 Chisolm whole. Darren hopes to have this matter resolved soon.
2. At our Board meeting on March 10, 2025, members approved by 2/3 majority a change to our exit fees at property closings, effectively doubling the prior rates. This was a Master Deed change and required a 2/3 majority vote of all owners. The Board was unaware until informed by our Attorney last week that these changes also needed to be filed with Charleston County by January 10 of 2026. Since this deadline was inadvertently missed, our attorney, Derek Dean, has advised the board that the only way to correct this is to conduct a new ballot vote by all members to approve the change and then record the change with the County immediately thereafter.

President Marshall motioned to conduct a new ballot vote for all owners to consider the Master Deed change to the exit fees at the earliest opportunity. He recommended our counsel, Derek Dean, craft the necessary ballot and distribute to all owners for voting. The proposal to change exit fees will match the vote we approved last spring.

Gary Zuar seconded the motion.

The four Board members present voted 4-0 in favor of the motion.

3. Work on the exterior of the buildings.

- The parapet work has been completed by Watertight.
- The Board is reviewing the condition of the interior courtyard area for any required work.
- The staircase on the gymnasium building was evaluated recently by Stantec and their recommendation is we remove the current structure and replace it with a new staircase. This staircase is settling slowly and causing cracks along the wall and structure. While safe for use, Stantec recommends we begin the process to replace this exit staircase. We have begun the process for this and will advise members of progress/proposals and expected cost of replacement. Removal and replacement will require review and approval by the Board of Architectural Review of Charleston (BAR) as well as the Historic Charleston Foundation as an additional reviewer. Darren will keep the board and members informed of progress/options.

**Financials:**

Gary Zuar, Treasurer, provided the financial update. There was no full financial update as little has changed since the financial update at the February 2, 2026 Annual Meeting. Gary reminded us that we erased our operating deficit and now have a forecasted operating surplus budgeted for 2026. Insurance cost reduction is the primary driver of the surplus. There will be some adjustment to income as a result of the exit fee issue discussed above. Renewal of our \$200K line of credit at lower interest rates is also favorable for our 2026 budget.

Gary informed us that our attorney, Derek Dean, recommended we not make changes regarding audit requirements. We will continue to do CPA Reviews or Audits as deemed appropriate by the Board.

**Building manager:** Tommy Knisley

Tommy reported that the annual sprinkler and fire pump inspection was conducted last week. The inspection went well. Tommy will reach out to owners for any required repairs or follow up.

**The next HOA meeting is Monday, June 1, 2026 at 6:00 p.m. EST.**

**Communication will be made to all residents prior to the meeting along with a Zoom invitation. All owners are encouraged to attend!**

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Jeff Fackler

Secretary

3 Chisolm Street HOA

Approved by the Board of Directors on: 3/17/2026 via email.