

***The Carolina Club Owners Association INC
Board of Directors
January 20, 2010***

The Carolina Club Owners Association INC Board of Directors met on Wednesday, January 20, 2010 at the Carolina Club. Helen Wilson, John Robinett, Johnny Pinner and Bill Vines were present. Marge Lipinski was present representing the Architectural Compliance Committee. Courtney Fowler and Ansley Miller were present representing Village Realty. Homeowner Bob Powers was present as well.

Ms. Wilson called the meeting to order. On a motion by Mr. Vines and a second by Mr. Robinett, the minutes from November 18, 2009 were approved.

Ms. Fowler presented the Management Report. She gave the Board an update on legal issues. She stated that the Board was emailed copies of the letters that were sent to the owners in arrears by attorney Jim Gilreath. One owner had responded to the letter, but Ms. Fowler had not yet spoken to that owner directly. McMillian Landscaping is still researching the clogged swale and culvert at the end of Carolina Club Drive. Ms. Fowler will follow up with McMillian. The 2009 replacement reserve contribution has been completed and a new reserve CD was opened for this contribution. Ms. Fowler provided the Board with information on installing a tennis backboard at the tennis courts. Derrick Caldwell had asked for this information at the last Board meeting. Ms. Wilson stated that she would like Ms. Fowler to email Mr. Caldwell and ask him to research this further and make a recommendation to the Board at the next meeting.

Ms. Fowler presented the Financial Report. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Dues Report were presented. Ms. Fowler stated that the new CD that was opened for the 2009 reserve contribution was listed on the Balance Sheet. The Accounts Receivable Dues Report was discussed. It was noted that the five owners with the highest balances shown on the report have been turned over to the attorney Ms. Wilson stated that at this time it did not make sense financially to turn over to the attorney the rest of the owners with delinquent account because of the amount that they owe. Ms. Wilson asked about the due date on the statements that were sent out to the owners. Ms. Fowler replied that it was an error on the statements and that the due date should have been a month later. She will make sure that the due date is correct for the 2011 statements if the Board decides to continue sending out annual statements. Ms. Fowler suggested that if the Board is going to continue to allow owners to pay quarterly, they may want to consider sending out quarterly coupon books in 2011. This would make the Accounts Receivable Report reflect accurately. Ms. Wilson stated that she would like to discuss this possibility at the Annual Meeting.

Ms. Lipinski presented a report for the Architectural Compliance Committee. She stated that homeowner John McColly had asked the ACC for permission to store a utility trailer on his lot to store his motorcycles and that the committee has denied the request. Mr.

McColly may come to the Board in an effort to appeal the decision. Ms. Wilson suggested that the Board start thinking about a response in the event this gets turned over to the Board. Ms. Lipinski stated that a letter was sent to the owners of the lot with the house that is currently under construction. There are problems with the contractor driving in the adjacent lot and there is no temporary driveway installed, which has created a lot of mud on the roads. She also stated that Bob Stewart of Professional Engineering has passed away and asked Ms. Fowler to remove his contact information from the construction approval letter.

Homeowner Bob Powers addressed the Board to discuss a drainage problem that he has with his lot. He presented the Board with a picture that showed a lot of standing water on his lot. He asked for the Board's assistance in addressing this issue and suggested installing a drainage pipe between his lot 100 and lot 101 to drain into the swale. It was noted that Keith Hall may be able to put in a drainage pipe. From the pictures, it appeared that the rain water was running off of the golf course onto Mr. Powers' lot. After discussion, the Board stated that they would talk to Mr. Hall about coming up with a solution. They asked Ms. Fowler to scan the picture and email Mr. Hall. It was noted that this may be a joint effort between golf course and the association to come up with a solution.

Ms. Wilson presented a report for the Social Committee. She stated that the Christmas party was a success and that 42 people attended. There are no other planned social events until the next Christmas party.

The next meeting is scheduled for February 17, 2010.

With there being no further business and on a motion by Mr. Pinner and a second by Mr. Robinett, the meeting was adjourned.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager