

*The Carolina Club Owners Association
Board of Directors
01-21-09*

The Carolina Club Owners Association Board of Directors met on Wednesday, January 21, 2009 at the Carolina Club. Helen Wilson, Joe Cowling, John Robinett, Derrick Caldwell and Bill Vines were present. Marge Lipinski was present representing the Architectural Compliance Committee. Courtney Fowler, our representative from Village Realty, was absent due to icy road conditions.

Ms. Wilson called the meeting to order and the Board reviewed the minutes from November 19, 2008. On a motion by Mr. Cowling and a second by Mr. Caldwell, the minutes were approved as submitted. As in our new procedure, Courtney will send the minutes taken at this meeting to all Board Members as soon as possible. Board Members are to review the minutes and notify Courtney of any errors, additions, or deletions in a timely fashion. After Courtney has heard from all the Board Members, and made any necessary corrections, she will post the minutes on our website.

In Courtney's absence, Mrs. Wilson submitted the Management Report. A few items were discussed at length. The Board and ACC are anxious to have the Covenant Amendments recorded and asked that Courtney continue to complete whatever is necessary to bring closure to that process.

Courtney's report spoke of a packet that had been received from Mr. Smith's attorney, Mr. Ellis. The packet included an ACC application to paint the fence (i.e., the out-of-compliance fence) white. After much discussion, the Board stated that painting the fence white would not be approved. We are presently working with Mr. Smith to bring resolution to the legal action we have taken against him for his failure to bring his property into compliance. To this end, the Board proposed the granting of a variance when Mr. Smith reimburses the Association for all the legal fees incurred while seeking resolution to this non-compliant issue. This offer was made to Mr. Smith and his attorney at a meeting with Mr. Smith, the attorneys (i.e., the Association's attorney and Mr. Smith's attorney) the Board president, and Village Realty representatives. In answer to Mr. Smith's application packet sent to the ACC, a communication needs to be sent to Mr. Ellis stating specific conditions which must be met in order for the variance to be granted to Mr. Smith. The variance will be submitted to Mr. Smith and his attorney, and will be binding when the legal action against Mr. Smith is resolved. Included in these specific conditions would be that the fence is not to be painted white and that any anticipated change to the fence's structure, color, position, etc. would have to be submitted to the ACC and approved before any such change occurs.

The non-compliance issues concerning Lot 28 were addressed, and a list of follow-up procedures was discussed. As a result of the discussion and the severity of the non-compliance issues, it was decided that Mrs. Wilson and Courtney will meet with, or have a conference call with, our attorney, Mr. Morrison, and make sure we proceed properly

and legally in whatever way we can to bring the owners of Lot 28 into compliance as soon as possible.

The work McMillen Landscaping had begun at the Clubhouse to pro-actively address any future termite infestation we might possibly have due to the mulch beds butting right up to our building, has not been completed as of yet. Drawing on the Board's discussion of this issue and the assistance of Bill Vines' expertise in this area, Mrs. Wilson is going to speak with Blake Moyer to enlist his assistance in talking with Emmitt McMillen and specifically outlining what we feel is necessary to correct the current mulch bed situation.

Mrs. Lipinski gave a brief ACC report highlighting some of the items stated in the ACC Minutes the Board Members had received. She was able to assist Board Members in understanding where certain lots that had been mentioned in the minutes were located. In addition, Mrs. Lipinski said that the ACC did not want to have their minutes posted on the website monthly but would like to make sure all association members know they may request, and receive, specific minutes from any ACC meeting by contacting Village Realty.

Noting Mrs. Fowler's mention of a possible picnic pavillon at our Marina in her management report, Mr. Caldwell said he would be in touch with her to share what he has researched concerning this possibility.

The Board noted that our next meeting would be Wednesday, February 18, 2009.

On a motion by Mr. Caldwell and a second by Mr. Robinett, the meeting was adjourned.

Respectfully Submitted,

Helen Wilson
President of the Board of Directors