

*The Carolina Club Owners Association INC
Board of Directors
October 21, 2009*

The Carolina Club Owners Association INC Board of Directors met on Wednesday, October 21, 2009 at the Carolina Club. Helen Wilson, John Robinett, Derrick Caldwell and Bill Vines were present. Marge Lipinski was present representing the Architectural Compliance Committee. Courtney Fowler and Ansley Miller were present representing Village Realty.

Ms. Wilson called the meeting to order. She noted that the minutes from August 19, 2009 were approved via e-mail and posted to the internet. She stated that the minutes from the Annual Meeting had been emailed to the Board. They will be posted on the website as soon as they are approved.

Ms. Fowler presented the Management Report. Mr. Gilreath of Rose, Harrison and Gilreath is ready to meet with the Board on outstanding issues. The Board decided that a Monday or Wednesday morning would work best. They asked Ms. Fowler to find out from Mr. Gilreath if the morning of November 4th, 9th, or 11th would work for him. It was noted that not all the Board members would need to be present. The Board members who are able to attend will meet with Mr. Gilreath at his office in Nags Head.

Ms. Wilson asked if the Board would like to change the date and time of the Board meetings. It was agreed that Wednesday works well. Ms. Wilson asked if changing the meeting time to 8:00am would work better for everyone. It was agreed that unless 8:00am worked better for Mr. Pinner, the meeting time would stay at 8:30am.

Ms. Fowler and Ms. Wilson met with McMillian Landscaping regarding the weeds and the fire ants around the pool. McMillian is going to address these issues. Mr. Vines noted that he will be treating the fire ants around the marina.

Ms. Fowler went over the current financials. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Dues Report were presented. The Reserve Replacement Schedule was discussed. Ms. Wilson noted that it was probably too soon to have another Reserve Study done, but asked if the wording of the current Replacement Schedule could be changed so that the canal dredging and clubhouse irrigation are not reflected on the Replacement Schedule. It was noted that the canal cannot be dredged and that there is no irrigation at the clubhouse, so these items do not need to be included. Mr. Vines asked if the Income Statement could be run so that the yearly budget is reflected. Currently the report shows only the year to date budget. Ms. Fowler will look into this. Ms. Wilson asked if the account number can be added to the Accounts Receivable Report. Ms. Fowler stated that Village Realty is working on getting the account number added. Ms. Fowler will also follow up with the properties in foreclosure to make sure the banks paid dues post foreclosure date forward.

Ms. Lipinski gave a report for the Architectural Compliance Committee. She stated that Pat Lail would like to serve on the committee. On a motion by Mr. Caldwell and a second by Mr. Vines, Pat Lail was appointed to serve on the ACC Committee.

Ms. Lipinski stated that the owners of Lot 132 and Lot 28 are continuing to park vehicles on the grass after being sent letters from the committee. Neither of these owners has responded to the letters and Ms. Lipinski would like to turn the matter over to the Board to get the issue resolved. Ms. Wilson asked Ms. Fowler to email the Board the letters that were sent to the owners of Lot 132 and Lot 28.

Ms. Lipinski stated that Keith Dobie had brought to the committee's attention that the swale near his house is filled up and water is backing up. It was noted that McMillian was used in the past to resolve and similar issue. Ms. Fowler will check and see if McMillian can address this issue. If they are unable, Ms. Fowler will contact Blake Moyer to see who he recommends.

The election of officers was discussed. On a motion by Mr. Caldwell and a second by Mr. Vines, Ms. Wilson was elected to remain as President, Mr. Robinett will serve as Vice President and Mr. Vines will serve as Secretary and Treasurer.

Ms. Wilson stated that she has not had a chance to look over the owner questionnaires yet, but that she and Ms. Lipinski will read over them and will put a report together for the Board.

The Christmas party and decorations were discussed. Ms. Wilson noted that Kathy Raes was going to be in charge of the Christmas decorations. It was suggested that the possibility of having the party off-premise be considered. Mr. Robinett stated that he would check into some possibilities and would report back to the Board on the costs. The date for the Christmas party was set for Saturday, December 12 and location will be announced.

The next meeting is schedule for November 18, 2009.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager