

The Carolina Club Owners Association INC
Board of Directors
November 18, 2009

The Carolina Club Owners Association INC Board of Directors met on Wednesday, November 18, 2009 at the Carolina Club. John Robinett, Derrick Caldwell, 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.

Mr. Robinett called the meeting to order. On a motion by Mr. Caldwell and a second by Mr. Vines, the minutes from October 21, 2009 were approved.

Ms. Fowler presented the Management Report. She gave the Board an update on the meeting with the new attorney, Jim Gilreath. Mr. Gilreath is going to address the pending legal issues and send demand letters to the owners who are in arrears over \$5000. McMillian Landscaping was contacted about the clogged swale and culvert at the end of Carolina Club Drive. They are interested in the job and will put together an estimate. The changes were made to the wording on the Replacement Reserve Schedule as requested at the annual meeting. Letters were sent from the Board to the two owners who continue to park their vehicles on the grass overnight. The invitations for the Christmas Party on December 12th will be sent out following the meeting.

Ms. Fowler went over the Financial Report. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Dues Report were presented. The CD and money market options were discussed regarding the replacement reserve contribution for 2009. Mr. Vines asked Ms. Fowler to check on the rates and email the options to Ms. Wilson and him. Ms. Fowler stated that she is trying to change the Income Statement to reflect the yearly budget instead of the year to date budget and to change the Accounts Receivable Report to reflect the lot number. The Accounts Receivable Report was discussed and the owners of three lots who are in arrears were discussed. The Association's attorney is now handling this matter. The Board asked to receive copies of the letters once the attorney sends them out. Ms. Lipinski stated that the Association is paying to maintain the lots for these owners and the charges are being billed to their accounts.

Ms. Lipinski gave a report for the Architectural Compliance Committee. She stated that there was a bullet added to the lot maintenance letter that is sent out to all the owners about picking up tree limbs. She noted that the ACC would like the letters to go out in February which is a month earlier than they are typically sent. The Board agreed to these changes. It was noted that Ms. Fowler would be sending a final letter to the owner of a fallen tree.

Mr. Caldwell reported that he has not received any reports of problems at the Marina. Mr. Vines noted he did treat the fire ant issue at the marina. Mr. Caldwell stated that he

had a request from an owner to put a backboard for single players at the tennis court. Ms. Fowler noted that this had previously been discussed. The Board at the time decided not to have a backboard installed because the cost was between \$4,000 and \$5,000. The Board asked Ms. Fowler to get quotes again for installing a tennis backboard.

There will not be a meeting in December. The next meeting is schedule for January 20, 2010.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager