

*The Carolina Club Owners Association  
Board of Directors  
11-19-08*

The Carolina Club Owners Association Board of Directors met on Wednesday, November 19, 2008 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 and Courtney Fowler was present representing Village Realty.

Ms. Wilson called the meeting to order and the Board reviewed the minutes from October 15, 2008. On a motion by Mr. Robinett and a second by Mr. Cowling the minutes were approved as submitted. Ms. Wilson encouraged the Board to take the time to review the minutes before approving them to be posted on the website. She asked Ms. Fowler to make sure she heard from each Board member before posting the minutes.

Ms. Lipinski gave the ACC report. The minutes were e-mailed to both the ACC members and the Board. Ms. Wilson explained she took care of sending the letter to the owners of lot 28 regarding the boat and boat trailer that are being stored on their property. The Committee and Board will keep an eye on the property to make sure the owners comply. Ms. Wilson questioned another owner who has a boat/boat trailer on their property. Ms. Lipinski explained the ACC decided to send a letter to the owners explaining the boat/boat trailer needs to be completely out of view, such as in an enclosed garage, or removed from the property. Ms. Fowler will call the owners and send them a letter. If the owners do not respond to the letter, Ms. Lipinski explained the ACC would turn the matter over to the Board.

Ms. Fowler presented the Management Report. She listed the normal items completed since last Board meeting. She and Ms. Wilson met with the Association's attorney regarding an ongoing legal matter concerning an owner's illegal fence. Ms. Wilson offered to update the Board on this matter later in the meeting. The boat belonging to a non-resident has been moved from the marina. The website was updated within two weeks of the last Board meeting. Another reminder e-mail was sent to the owners regarding their \$75.00 balance for a one time mow. Ms. Wilson mailed the owners of lot 28 a letter regarding the boat/boat trailer that is being stored on their property. Ms. Fowler reported that due to fire codes, a keyed lock cannot be installed on the inside of a door. A lock box was placed around the thermostat in the clubhouse. The final draft of the Covenant Amendments was received and the recording process has begun. Ms. Fowler did some further research on solar lighting options for the Carolina Club and contacted Keith Dobie on his findings. A good option for the neighborhood has not been determined at this time. Information on a picnic pavilion was given to Mr. Caldwell.

Mr. Vines talked with Dominion Power on other lighting options. Dominion can install street lighting but their installation is very costly. Dominion suggested an outside contractor would probably be less expensive for the installation. Mr. Vines explained

that overall the project would be very costly to the Association. The Board agreed it was not a good option at this time.

Ms. Wilson gave the legal update regarding the meeting with the Association's attorney. Ms. Wilson explained the meeting took place at the home of the owner with the non-compliant fence. The major issue was the owner never submitted an application for approval before installing a fence, even after receiving a reminder phone call while the fence was being installed. Ms. Wilson offered to waive the non-compliance fees if an application is submitted for the fence, the owner's dues are paid in full and the Association's legal expense is covered. She noted the other issues in question, the HVAC and trash cans, had been fixed due to the fence being built. Mr. Vines suggested asking for a portion of the amount of money that is due instead of settling on a payment plan. He explained from past experience, payment plans do not usually work for those who have history of non-payment. Overall, the meeting went well and Ms. Wilson felt the owner was willing to comply and remedy the situation. Ms. Wilson explained they were waiting to hear from the attorney and asked Ms. Fowler to follow up with them.

Ms. Fowler gave the Financial Report. A current Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report were presented. Ms. Wilson asked Ms. Fowler to check on the price of the tent for the 2007 Annual meeting. Ms. Fowler noted liens had been filed on all the delinquent owners on the A/R report. Mr. Caldwell questioned some of the columns on the A/R report. Ms. Fowler explained she may need to run their report a little differently and offered to e-mail the Board an updated report. There were no further questions on the financials.

Mr. Vines informed the Board that he was concerned over the weeds growing into the streets. Ms. Wilson explained the Board hired McMillen Landscaping to spray the streets twice a year and asked Ms. Fowler to confirm the number of times they have sprayed. The Board agreed it was an issue they need to watch.

Mr. Vines reported that he looked into the possibility of termites at the clubhouse. He explained he did not see any active signs of them currently. He felt that if the mulch was kept six inches or so away from siding, it would help prevent termites. Ms. Fowler will contact McMillan and ask they place a six inch gap between the mulch and clubhouse siding. Ms. Wilson asked Ms. Fowler to contact the two companies that submitted estimates and inform them the Association was not going to purchase a termite contract at this time.

Ms. Wilson informed the Board she had not received a lot of responses to the Christmas Party invitation. She has been working on planning the party and asked for volunteers to help set up that night. Mr. Vines and Mr. Caldwell offered to head the Committee that will set up and break down for the party. Ms. Wilson will contact them closer to the party date.

Mr. Caldwell explained he had not done much research regarding the possibility of a picnic shelter at the marina. Ms. Fowler offered to begin that process and speak with a

few contractors to see what permits would be involved. Ms. Wilson asked if Mr. Caldwell would be in charge and plan a marina party similar to the oyster roast that was held last year. He agreed to do so.

The Board noted there would be no December Board meeting.

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

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager