

*The Carolina Club Owners Association INC
Board of Directors
February 17, 2010*

The Carolina Club Owners Association INC Board of Directors met on Wednesday, February 17, 2010 at the Carolina Club. Helen Wilson, John Robinett, Derrick Caldwell and Bill Vines were present. Marge Lipinski was present representing the Architectural Compliance Committee. Ansley Miller was present representing Village Realty. Homeowner Butch Petrey was present as well.

Ms. Wilson called the meeting to order. On a motion by Mr. Caldwell and a second by Mr. Robinett, the minutes from January 20, 2010 were approved.

Ms. Miller presented the Management Report. She stated that McMillian Landscaping has been unable to provide an estimate on the clogged swale and culvert at the end of Carolina Club Drive because they are full of water. They are still interested in providing an estimate. Ms. Miller stated that she would continue to follow up with them on this issue. Ms. Miller asked the Board when they would like to schedule the canal dredging. Last year it was done in June and noted that it needed to be scheduled earlier in the future. In 2008 it was done in April. The Board agreed that it should be scheduled for April. Ms. Miller gave an update on Bob Powers' drainage problem at Lot 100. Keith Hall was sent an email regarding the drainage problem. Mr. Robinett stated that he had talked to Mr. Hall recently and they agreed that something needs to be done, but nothing can be done until the water table drops back down. Once it dries out and Mr. Hall is able to get to the trouble spot with a backhoe, he is going to install a couple catch-basins to drain the water down to the lake on hole # 10. Mr. Robinett stated that he had relayed this information to Mr. Powers. Ms. Wilson asked Ms. Miller to send a letter to Mr. Hall to thank him for his help and to send a copy to Mr. Powers.

Ms. Miller presented the Financial Report. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Dues Report were presented. There were no questions regarding the financials. Ms. Wilson notified the Board that the carpet in the clubhouse had recently been cleaned and also a deep cleaning of the clubhouse had been completed.

Mr. Petrey addressed the Board concerning the purchase of a tennis backboard. He stated that this purchase would be an added benefit to the community and more people would utilize the tennis courts. Mr. Caldwell stated that he had done some research and the midgrade backboard costs around \$3,000 without installation. Mr. Petrey offered to help with the installation of the backboard. Mr. Caldwell stated that he would do some more research to determine the installation requirements and the guarantee provided with the backboard. Ms. Wilson asked Mr. Caldwell to report his findings at the next meeting. The Board will make a decision on the tennis backboard at that time.

Ms. Lipinski presented a report for the Architectural Compliance Committee. She stated that the committee approved house plans for Lot 108 at their last meeting. A letter is also being sent to Lot 51 regarding the trailers stored on the lot.

Ms. Wilson gave the Board an update on John McColley's request to permanently store a utility trailer on his lot. The ACC has denied this request. Ms. Wilson received a letter from Mr. McColley regarding the denial and she will respond to his letter.

The estimate provided by McMillan Landscaping for the repairs at the pool was discussed. On a motion by Mr. Robinett and a second by Mr. Caldwell, all were in favor of having McMillan complete the repairs at the pool. Ms. Wilson asked Village Realty to make sure the repairs are completed before the pool opens.

The tennis courts were discussed and it was agreed that an email should go out to all the owners asking if they would utilize the tennis courts more if a backboard was installed. There was further discussion about sending a detailed survey about the amenities to all the owners. This would allow the Board to better plan for future improvements. Mr. Vines stated that he would work on creating the survey. Ms. Wilson noted that the survey could go out with the Annual Meeting Notice. Ms. Lipinski noted that the back lights at the tennis courts are out. Village Realty will have someone check the lights.

Mr. Robinett suggested that the association consider making donations to the local food pantry. The Board thought that this was a good idea and discussed the possibility of collecting food items from owners for the food bank on a regular basis. Ms. Wilson stated that she would talk to some of the residents and find out if they would be interested in being in charge of this task.

The Board discussed one of the owners with association dues and fines in arrears. The association's attorney advised the Board to try and agree on an acceptable monthly payment for this owner. The Board agreed to have the attorney obtain a proposal on a monthly payment from the owner's attorney and the Board will rule on whether the proposal is acceptable. If an acceptable proposal is not agreed upon, then the Board would like to move forward with foreclosure. If an acceptable proposal is agreed upon, the Board would like the agreement to contain a clause stating that if the agreed monthly payments are not paid in full or received on time, the Board will move forward with foreclosure. The Board would also like for the attorney to make sure that there are no other parties moving forward with foreclosure on this property.

The next meeting is scheduled for March 17, 2010.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager