

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

The Carolina Club Owners Association INC Board of Directors met on Wednesday, March 17, 2010 at the Carolina Club. Helen Wilson, Derrick Caldwell, Johnny Pinner 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. She stated that the minutes from February 17, 2010 were previously approved by the Board via e-mail and are posted on the website.

Mr. Petrey was asked to attend the meeting to discuss the Currituck Food Pantry. The Board had discussed collecting items for the Food Pantry at the last meeting. Mr. Petrey stated that Keith Hall had agreed to have a donation box inside the Pro Shop where owners can drop off donations. Mr. Petrey also stated that monetary donations can be made and that they are able to purchase \$150 of food for \$30 due to sponsorships with local stores. Owners wishing to make a monetary donation can make a check out to Mt. Zion UMC / Currituck Food Panty and mail it to PO Box 648, Grandy, NC 27939. Ms. Wilson asked Ms. Miller to send a letter to Mr. Petrey thanking him for attending the meeting and a letter to Mr. Hall thanking him for allowing the donation box to be placed in the Pro Shop. She also asked that an e-mail be sent out to the owners with the information on where to drop off donations and where to send a monetary donation.

Ms. Miller presented the Management Report. She stated that twenty owners had responded to the e-mail that was sent regarding the installation of a tennis backboard and that about half were in favor and half were opposed. The Board noted that they had not received the e-mail. Ms. Miller stated that she would check the e-mail distribution list.

The canal clearing will cost \$5000. The vendor would like to schedule it for March. The Board agreed and stated that he can schedule this service in March every year going forward.

Keith Hall was sent a letter thanking him for his assistance with the drainage problem at Lot 100 and stating what he agreed to do to remedy the problem. Homeowner Bob Powers was sent a copy of the letter.

A patrol request was requested with the police department following the last meeting.

The repairs at the pool have been completed. It was noted that the joint caulking had not been done. Ms. Miller will contact Distinctive Landscaping regarding the caulking.

Suburban Electric is going to take a look at the tennis court lights that are out. Mr. Vines stated that none of the tennis court lights have ever been replaced and recommended that all of them be replaced while the electrician is working on them. The rest of the Board agreed. Ms. Miller will have the electrician replace all of the lights.

Distinctive Landscaping is still unable to provide an estimate on the clogged swale and culvert at the end of Carolina Club Drive because they are still full of water. They suggested contacting the Fire Department to see if they would be willing to come and blow the water out. Distinctive would then be

able to address the problem. The Board asked Ms. Miller to contact the Fire Department to see if they would be willing to blow out the water.

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 Financial Reports.

Ms. Lipinski presented a report for the Architectural Review Committee. She stated that the Committee had approved Lot 7's plans for the existing screen porch to be converted to a 3-season rooms and for installation of gutters and downspouts around the house. It was noted that approval was not needed for these items since the owners were not adding onto the house. Lot 51 was sent a letter regarding trailers that were being stored on the property and the trailers have been removed. Lot 141 had not removed the trailer that is being stored on the property. Ms. Wilson will provide Ms. Miller with a non-compliance letter that she would like sent to the owners.

Mr. Caldwell presented his findings on the tennis backboard. He presented the Board with two options and recommended that the Board purchase the higher-end model. It was noted that the installation would be fairly simple and there are enough volunteers within the community to help with the installation. The total cost of the higher end model is \$3020.94 with shipping included. On a motion by Mr. Caldwell and a second by Mr. Pinner all were in favor of purchasing the higher-end backboard. Ms. Miller will order the backboard. Mr. Vines will provide Ms. Miller with the appropriate delivery address.

Ms. Wilson stated that she and two other owners will be on the Swimming Pool Committee. The Committee will be meeting later this month and will have a report for the Board at the next meeting.

Ms. Lipinski stated that she had received a lot of positive feedback on the e-mail sent to the owners regarding the tennis backboard. Ms. Wilson noted that she would like another e-mail sent out stating the decision that the Board made on the tennis backboard. She would also like the e-mail to contain a link to the website and a message about the problems that the website has with Internet Explorer Version 8. The Board decided that they would like a monthly e-mail to go out to the owners after each Board meeting.

The Board discussed one of the owners with association dues and fines in arrears. The association's attorney is still trying to get the owner to present a payment plan. The Board stated that they would give the owner until the next meeting to come up with payment plan. At that time they will decide if they will move forward with foreclosure. They asked Ms. Miller to have the attorney research what impact a foreclosure will have on the association. They also asked Ms. Miller to provide them with a breakdown of fines, dues and late fees on this owner's account.

The next meeting is scheduled for April 21, 2010.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager