

*The Carolina Club Owners Association  
Board of Directors  
March 18, 2009*

The Carolina Club Owners Association Board of Directors met on Wednesday, March 18, 2009 at The Carolina Club. Helen Wilson, Joe Cowling, John Robinett, Bill Vines and Derrick Caldwell were present. Marge Lipinski was present representing the Architectural Compliance Committee and Courtney Fowler and Leslie Sanders were present representing Village Realty.

Ms. Wilson called the meeting to order. Ms. Wilson noted the minutes from February 18, 2009 were already approved via e-mail and posted on the website.

Ms. Fowler gave the management report. The regularly scheduled ACC meeting was held in February. The minutes were e-mailed to the Committee and the Board. The February financials were included in the meeting packet. The follow up letter from the attorney regarding the legal case was included for the Board. Ms. Wilson asked Ms. Fowler to make sure the legal fees for lot 9 were included in the lien amount and to confirm with the attorney on this procedure. The website was updated after last Board meeting and the new revised ACC application was posted as well. The boat and boat trailer were removed and have not been returned to Lot 28 but there has been no response from the owners to the letter that was sent. The Covenant Amendment is complete and recorded. A final recorded copy was received at Village Realty from the law firm.

Ms. Fowler informed the Board of a concern that was brought to her attention by an owner. The owner was concerned over the trash that was being left at the marina. The Board noted that they did not want to store a trash can there but that they periodically check the area for trash. Ms. Fowler also noted that the broken bench at the marina was repaired.

Ms. Fowler informed the Board of an option presented by McMillen Landscaping to do a mulch turnover in place of the fall mulching. This would help to control the height of the beds. Ms. Wilson asked Mr. Vines to send her specifications about solving the problem of what material can or cannot be used close to the building in order to prevent a possible termite infestation. Ms. Wilson will then speak with McMillen on how to proceed with finishing the job which was started a month or so ago. Once this is done, the Board will decide on the mulch turnover. Overall, the Board expressed that they are pleased with the job McMillen Landscaping is doing. Ms. Wilson will e-mail Ms. Fowler with the Board's decision.

Ms. Fowler presented the current financial statements which included a Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report. The Board asked Ms. Fowler to make sure a current lien was on Lot 38. There were no further questions regarding the financial statements.

Ms. Lipinski gave the Architectural Compliance Committee report. A fence was approved, a downed real estate sign was removed, and dogs loose in the community were discussed. Ms. Fowler noted she will continue to try and contact Currituck County for any ruling regarding cleaning up after your pets. Ms. Lipinski mentioned that the Committee returned the construction deposit for Lot 39 and would like for the mowing letter to go out to all owners.

Ms. Wilson asked Mr. Caldwell, the Marina Chair, to check the area periodically for trash. Mr. Caldwell noted that he would do so.

Ms. Wilson informed the Board that there was no Social Committee Report.

Ms. Wilson brought up the issue of speeding on Charleston Drive. The other Board members agreed that it was a problem. The Board asked Ms. Fowler to price speed limit signs both DOT designed ones and nicer wooden ones, similar to the street signs and the price of painting the speed limit across the road. . Mr. Cowling suggested listing the speed limit as 26 or 24 mph to get owners attention. The Board agreed that was a good idea. The Board discussed placing one at each entrance of Charleston Drive.

The Board also discussed an owner who is a repeat offender in speeding and asked that a letter be sent reminding them to slow down while driving through the community. Mr. Vines suggested the letter state, in order to avoid speed bumps throughout the community the Board is making owners aware and asking that they please slow down. Ms. Fowler will send a draft letter to the Board first.

Ms. Wilson also asked the Board think about the dues amount for 2010. Mr. Vines asked Ms. Fowler to find out what they should be putting in reserves or what they should have in reserves. Ms. Fowler will forward the reserve study to the Board.

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

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager