

*The Carolina Club Owners Association
Board of Directors Meeting
April 15, 2009*

The Carolina Club Owners Association Board of Directors met on Wednesday, April 15, 2009 at the Carolina Club. Helen Wilson, Joe Cowling, Derrick Caldwell, Bill Vines and John Robinett 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. On a motion by Mr. Robinett and a second by Mr. Caldwell, the minutes from March 18, 2009 were approved as submitted.

Ms. Fowler presented the Management Report. She informed the Board that the regularly scheduled ACC Meeting was held in April and minutes had been e-mailed to the Board. The March financials were included in the meeting packet. Ms. Fowler informed the Board of the legal update regarding lot 9. A letter was included in the packet from the Association's attorney. The website was updated after last Board Meeting. Ms. Fowler informed McMillan Landscaping that the Board was still discussing the mulch turnover and creating the gap around the base of the building. An updated lien was filed on Lot 38. Estimates were received for speed limit signs and presented to the Board. A reminder letter was sent to the owners who have often been seen speeding down Charleston Drive. The Annual Lot Maintenance Letter along with the revised Covenants was mailed to all owners.

The Board discussed the legal update regarding Lot 9. The Board asked that a letter be sent to the owner revoking community privileges and ask that the amenities key be returned. A copy of that letter will be sent to the Association's attorney. The Board also asked Ms. Fowler to call the owner to check on the status of the situation. They also asked that an updated lien be filed on the property including legal fees.

Ms. Wilson informed the Board that she met with Blake Moyer regarding the plans presented by Mr. Vines. Mr. Moyer is going to meet with McMillan Landscaping and ask that they submit estimates. Ms. Fowler will follow up with Cary McMillan.

The Board asked Ms. Fowler to get an estimate on having the speed limit painted across the road. Once that is received the Board will compare it to the sign estimate. Ms. Fowler will e-mail the Board all the options.

Ms. Fowler presented the current financial report. A current Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report were presented. There were no questions on the financials.

Ms. Fowler updated the Board on a phone call she received regarding a foreclosure in the community. The Board asked that she find as much information out as possible and notify the bank that the property needs to be maintained.

Ms. Lipinski presented the Architectural Compliance Committee Report. She updated the Board on the new deposit requirement on any project requiring a building permit. Also, any approval for a project that has not started within 6 months of approval date will become void. The owners will have to resubmit their application. The Board agreed that both of the policies were a good idea.

Mr. Vines asked Ms. Fowler to inform McMillen that there is a pampas grass that is encroaching on the marina driveway.

Ms. Wilson asked the Board members at the last Board meeting to think about the current dues amount. Ms. Fowler recommended that the Board not lower the dues but maintain them at \$500.00. Lowering dues even one year often results in an immediate increase in dues the following year. Most owners prefer to have the dues be maintained at the same level to having a decrease one year followed by an increase the next. The Board agreed that to leave the dues at \$500.00.

The Board noted that the marina canal is currently clear of debris.

Mr. Cowling expressed some reservation about painting the speed limit on Charleston Drive due to the edges of the street crumbling. The Board agreed that they would still like to get an estimate to compare to the sign estimates. The Board asked Ms. Fowler to call Currituck County Schools and report that the bus that drives down Charleston Drive often speeds and runs off the edge of the road.

The Board discussed landscaping. They asked that McMillen Landscaping be contacted to spray the edges of the roads for weeds. They would like a marker dye to be used in order to see that the job is complete. The Board would like this listed as a separate expense on the invoice.

Mr. Cowling asked if pellet rifles were allowed in the community. He understands firearms and bow and arrows aren't allowed per the Covenants but he does not think that pellet rifles are considered firearms. A neighbor reported to him that a fellow neighbor's children are shooting black birds and killing them with pellet rifles for no reason. The Board suggested that Mr. Cowling advise the owners to call the police. Mr. Cowling offered to contact the Sheriff as well to see if anything could be done.

Mr. Caldwell mentioned some owners whose property seems neglected and noted that their vehicle had not moved in weeks. The Board was concerned for the owners and asked Ms. Fowler to give them a call to check on them.

Ms. Wilson asked Ms. Fowler to contact The Pool Guy to discuss the pool opening dates. She also asked the other Board members to think about developing a schedule to close the pool house at night during the summer. The Pool Guy opens the door in the morning and a Board member closes the door at night. Ms. Wilson suggested some sort of schedule be set up so everyone is sharing in that responsibility.

With there being no further business and on a motion by Mr. Cowling and a second by Mr. Vines, the minutes were approved as submitted.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager