

The Carolina Club Owners Association INC
Board of Directors
April 21, 2010

The Carolina Club Owners Association INC Board of Directors met on Wednesday, April 21, 2010 at the Carolina Club. Helen Wilson, Derrick Caldwell, Johnny Pinner and John Robinett were present. Marge Lipinski was present representing the Architectural Compliance Committee. Ansley Miller was present representing Village Realty.

Ms. Wilson called the meeting to order. She stated that the minutes from March 17, 2010 were previously approved by the Board via e-mail and are posted on the website.

Ms. Miller presented the Management Report:

Tennis Backboard – Ms. Miller had received confirmation that the tennis backboard was delivered on April 20th. Ms. Wilson asked Ms. Miller to contact Bill Vines to coordinate the installation. Mr. Pinner and Mr. Caldwell stated that they would help with the installation. Homeowners, Butch Petrey and Chris Kreisel had also offered to help.

Monthly Community E-mail - The monthly community e-mail was sent following the last Board meeting. There was a phone call from an owner complaining about the trash that they have seen around the community in the ditches. This may be an item to include in the next monthly e-mail. The Board agreed that this should be included in the next community e-mail.

Canal Clearing – The canal clearing has been completed. The vendor informed Ms. Miller that there is a lot of moss and trees that need trimming at the marina walkway. Mr. Caldwell stated that he would look at the walkway and make a recommendation to the Board.

Pool Repairs – The joint caulking at the pool has been completed. Ms. Wilson stated that there is a broken water line at the pool that was most likely caused by the concrete work done at the pool. The pool vendor had discussed this with Carry McMillen of Distinctive Landscaping and they were arranging to have a leak detection company come to locate the leak. Once the leak is found, the water line can be repaired and the concrete will have to be redone. There was discussion on whether this is an association expense or if Distinctive Landscaping should pay for the leak detection and repairs. The Board decided that this could not be determined until the leak is located. Mr. Caldwell indicated that he would like to be present onsite with the leak detection company.

Tennis Court Lights - Suburban Electric replaced two bad breakers and two broken junction box covers on the tennis court lights and they are now working fine. The cost to do this was \$526.92. There was some miscommunication and they did not think that they needed to replace all the lights if they could get them working properly. Since all the lights were working when the breakers were replaced, they did not replace the lights. The cost to replace all the lights is \$2,900. After discussion, the Board decided not to have all the lights replaced at this time.

Lot 149 – The non-compliance letter for the trailer being stored on the property was mailed to the owner. Ms. Wilson stated that the owner has until April 30th to remove the trailer as stated in the letter that was mailed.

Ms. Miller informed the Board that the owner of lot 87 had called and his mowing vendor will not be able to mow his lot due to the ruts and gravel that are on his lot caused by a neighbor storing heavy equipment on his lot. The Board is going to check lot 87 and look into the situation.

The owner of lot 123 had expressed concern to Ms. Miller about the tree cuttings done by the golf course. He said that they stopped trimming halfway in his back yard and wondered if the association could do anything. Ms. Wilson stated that the owner would need to talk to the golf course about this and the Board will not interfere.

Ms. Miller presented the Financial Report. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Report were presented. Ms. Wilson asked when late fees would start being charged. Ms. Miller replied that she will charge late fees to those who have not paid in April. Ms. Wilson asked Ms. Miller to check on the liens that have been filed to see if they include the mowing charge that some owners were charged last year.

Ms. Lipinski gave a report for the Architectural Review Committee. She stated that eleven owners were sent the first mowing letter and that two of the lots that received the letter had been mowed. After discussion, the Board decided that the other owners should be sent another letter from Sparks Tractor Service stating what they will charge to maintain the lots. The owners will spend less if they contract with a company than if the association has to mow the lot for them. Ms. Lipinski stated that there are twelve more lots that need to receive the first mowing letter. She will send this information to Ms. Miller.

Ms. Wilson stated that the Pool Committee would be meeting later in the week. The pool is scheduled to open the Saturday of Memorial Day weekend, but this could be delayed if the repairs are not completed.

Ms. Wilson presented a report on installing a security system in the pool and clubhouse. She presented the information that she had received from Johns Brothers Security. The set up fee is \$2,195, which includes installation and four cameras. The Board discussed this and all agreed that this would be a good investment given the vandalism that has occurred in years past. Mr. Caldwell stated that he would contact Johns Brothers to make sure that there would be no additional charges for the installation and report back to the rest of the Board. The Board can then vote on the security systems via e-mail.

The next meeting is scheduled for May 19, 2010.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager