

*The Carolina Club Owners Association
Board of Directors
May 19, 2010*

The Carolina Club Owners Association met on Wednesday, May 19, 2010 at the Carolina Club. Helen Wilson, John Robinett, Johnny Pinner and Derrick Caldwell were present. Courtney Fowler and Ansley Miller were present representing Village Realty. Marge Lipinski was present representing the Architectural Compliance Committee. Ms. Wilson called the meeting to order. It was noted the minutes from April 21, 2010 were approved via e-mail and posted on the Association website.

Ms. Fowler presented the Management Report. (attached) Ms. Wilson informed the Board that the pool is scheduled to open one week late, June 5th. The repairs to the pool will be complete by then and also the repairs to the shower and club house roof. Ms. Fowler will include the pool opening information in the monthly e-mail to owners. The Board agreed that the marina decking needed to be power washed and asked Ms. Fowler to check with Blake Moyer since he was already doing the repairs at the marina. Ms. Fowler noted that lot 169 was not being maintained by the Association as the owner had responded to the letter they received and hired a landscaping contractor.

The Board discussed the pruning of the Live Oaks. Ms. Wilson informed the Board that she requested an estimate to have the Live Oaks pruned on the unimproved lots on Charleston and Savannah Drives due to them being in major need of attention. She asked that a letter be sent to the owners notifying them of this pending project. Village Realty will work on the letter.

Ms. Fowler presented the financial report. A current Balance Sheet, Income Statement, General Ledger and Accounts Receivable Report were presented. Ms. Fowler noted all the late fees are up to date and the lien process is beginning for those who have not paid their dues. There were no further questions from the Board.

Ms. Lipinski presented the ACC Report. Ms. Lipinski asked Village Realty to follow up on lots 14 and 169 to make sure they are mowed and also with Sparks Tractor on the lots the Association is now maintaining.

Mr. Robinett asked the status of the drainage issue on hole #10 that impacts the owner on Augusta Drive. Ms. Wilson asked Ms. Fowler to follow up with the golf course as she does not think the matter has been addressed.

Ms. Wilson informed the Board that the Pool Committee developed new rules for the pool. Once the rules are finalized, new signs will be ordered. Ms. Wilson will e-mail Ms. Fowler the final copy of the rules. Ms. Wilson also asked that a new pool hour sign be ordered and also a new "No Lifeguard on Duty" sign. Ms. Fowler will order the signs. Ms. Wilson also asked how many people are allowed to be at the pool at one time. Ms. Fowler will contact The Pool Guy.

Ms. Wilson updated the Board on the installation of the security cameras at the pool and inside the club house. She recently met with John's Brothers and was pleased with the package they put together. The rest of the Board agreed and approved the installation of the cameras. The equipment for the security system will be housed in the office room and the Board requested a deadbolt be put on that door. Ms. Fowler will follow up on this request. Ms. Wilson will contact John's Brothers.

The Board reviewed the settlement agreement submitted by the Association's attorney for the Wallace Smith case. The Board approved the agreement and Ms. Fowler will e-mail the attorney.

The Board discussed the request from a county tennis camp program to use their courts twice a week for seven weeks this summer. After careful consideration, the Board decided against allowing the use of their courts for the program. The camp takes too much time away from the owners and there are no bathroom facilities for the children. Ms. Fowler will contact the camp coordinator.

Ms. Lipinski brought up a concern over non owners using the marina. It was brought to her attention that a truck and boat with numerous crab pots have been accessing the marina. The Board agreed the matter should be looked into. Ms. Fowler will contact the company seen using the marina.

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,

Courtney Fowler
Assistant Property Manager

The Carolina Club Owner's Association, INC
Board of Directors
5-19-10
Management Report

ACC – The ACC meeting was held on 5-12-10 and minutes were e-mailed out to the Board.

Financials – April financials are included in the meeting packet.

Website – The website was updated after the last Board meeting.

Tennis Backboard – The tennis backboard has shipped and been delivered. The coordination of installation is underway.

Monthly Community E-mail - The monthly community e-mail was sent following the last Board meeting.

Pool Repairs – The pool is still under repair. American Leak Detection did meet with Bobby Hanig of The Pool Guy.

Marina – Blake Moyer was contacted to make the necessary repairs to the marina walkways.

Clogged Swale – The Fire Chief was contacted about blowing out the clogged swale. He said they do not have the equipment to blow out the swale.

Late Fees – They have been charged and are up to date for all properties.

Lot Maintenance – The following lots are now being maintained by the Association, lots 85, 142, 143, 155, 169 and 175.

Tree Trimming – Blake Moyer is interested in submitting a quote. Atlantic Tree Experts was suggested as well.

Lot 123 – Village Realty followed up with the owner regarding the tree trimming done by the Golf Course and received a copy of their lease. It is a 12 month lease.

