

*The Carolina Club Owners Association
Board of Directors
May 20, 2009*

The Carolina Club Owners Association Board of Directors met on Wednesday, May 20, 2009 at the Carolina Club. Helen Wilson, John Robinett and Joe Cowling 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. She noted the previous month's minutes were approved via e-mail and posted to the Association website.

Ms. Fowler presented the Management Report. The regularly scheduled ACC meeting was held in May and the current financials were included in this packet. She updated the Board on two pending legal matters and presented any correspondence received since last meeting. The Board discussed foreclosures throughout the community. Mr. Cowling suggested that the Board meet with the Association's attorney to discuss options they have. The rest of the Board agreed and asked Ms. Fowler to set up a meeting with the attorney. Each Board member will e-mail Ms. Fowler questions for the attorney and she will compile a master list.

The website was updated since last Board meeting. McMillen was notified to begin the drainage work at the club house and spray the roads for weeds. The Board asked Management to follow up with McMillen on the spraying of the roads for weeds. Ms. Wilson presented a suggestion from a fellow homeowner to have gutters installed on the club house. The Board did agree that was a good idea but felt the already in progress drainage system may help. The Board asked Ms. Fowler to draft a thank you letter to send to the owner. Ms. Wilson suggested that Blake Moyer be called to replace the rotting board along the base of the club house. She also noted that Lee Tugwell was going to be power washing the club house and pool area.

Ms. Fowler presented a quote to have the speed limit painted on the streets. After further discussion the Board agreed to have the speed limit installed on each end of Charleston and Savannah Drives. Ms. Fowler will contact the vendor.

The current financials were presented which included a Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report. There were no questions on the financials. Ms. Fowler will update all existing liens and file new liens for owners who have not paid dues in 2009.

Ms. Lipinski presented the Architectural Compliance Committee Report. She informed the Board of the applications reviewed and approved. The Board asked Ms. Fowler to appeal to the bank to have the lot maintained on a foreclosed property. Ms. Lipinski informed the Board on the drainage plan discussion held at the ACC meeting. The Board agreed to stress the importance of proper drainage when grading lots for new construction

in the approval letter to owners. Ms. Fowler will make the drainage wording stronger in the next letter.

Ms. Wilson brought up the Nominating Committee for the upcoming election. Mr. Robinett's and Mr. Cowling's terms will be up and both offered to run for re-election. Ms. Wilson offered to be the Nominating Committee Chair and Ms. Fowler will e-mail her the past letters.

Ms. Wilson informed the Board and Management that the carpet and tile were just cleaned in the club house and the weekly cleans were beginning.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager