

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

The Carolina Club Owners Association Board of Directors met on July 15, 2009 at The Carolina Club. Helen Wilson, Joe Cowling, John Robinett, Derrick Caldwell and Bill Vines 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 that the minutes from June 16, 2009 were approved via e-mail and that they were already posted to the website.

Ms. Fowler presented the Management Report. The regularly scheduled ACC meeting was held in June. The current financials were included in the meeting packet. There was no legal update on the two lots with pending issues. The website was updated after the last meeting. The trees around the pool fence were trimmed. The leaking hose bib and the outside showers were fixed. Lot 153 was mowed. The marina was cleared and the Board instructed Ms. Fowler to pay the invoice. The Nominating Committee letter was mailed to all owners.

Ms. Fowler informed the Board that Peebles Harrison of Rose, Harrison and Gilreath had agreed to take over as the Association's attorney. On a motion by Mr. Cowling and a second by Mr. Vines, the Board voted unanimously to confirm Rose, Harrison and Gilreath as the new attorney for the Association.

Ms. Fowler presented a request from an owner to have a \$75.00 mowing charge and the late fees removed from their account. The Board asked Ms. Fowler to send a letter to the owner stating that the \$75.00 was a fair charge as this was an expense incurred by the Association for mowing the lot. The Board directed that the letter should also state that once the \$75.00 payment is received, the late fees will be waived.

The current financials were reviewed and there were no questions from the Board. The Board noted that McMillen Landscaping sprayed the roads for weeds and used the marker dye as requested. Mr. Vines suggested sending Ms. Fowler a list of any areas that were missed that so she can notify McMillen.

Ms. Lipinski presented the ACC Report. She went over the non-compliance procedure for mowing. She updated the Board that Bob Stewart's information would now be included on new construction approval letters. Ms. Lipinski asked if the Welcome Committee could welcome renters as well as new owners. Ms. Wilson said that this would be fine.

Mr. Caldwell asked about the maintenance of the golf course ditches as they were in major need of maintenance. The Board asked that a letter be sent to Keith Hall regarding the condition of the ditches and trees along golf course property. The Board noted that the ACC is working hard to ensure that the 25 foot setback rule is followed for lots

adjacent to the golf course. Ms. Wilson asked that the letter be sent to her first for proofing.

Ms. Wilson has confirmed the tent for the Annual Meeting and has also received a quote for catering the lunch. Ms. Wilson asked Mr. Caldwell to give a marina report and Ms. Lipinski to give an ACC report at the Annual Meeting. Ms. Wilson informed Ms. Fowler that she has a survey she would like mailed with the Annual Meeting notice.

Mr. Cowling asked if the Association would reimburse him for the 4th of July flags that were used around the community. On a motion by Mr. Robinett and a second by Mr. Caldwell, the Board approved the reimbursement. Mr. Cowling will submit his receipt to Ms. Fowler.

Ms. Wilson informed the Board that she is getting additional information on installing security cameras at the club house and will pass on the information once she receives it. She asked Ms. Fowler to order a few “No Smoking” signs for the clubhouse.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager