

*The Carolina Club Property Owners Association
Board of Directors Meeting
July 16, 2008*

The Carolina Club Board of Directors met on Wednesday, July 16, 2008 at The Carolina Club. Kay Norton, Blake Moyer, Joe Cowling and John Robinett were present. Courtney Fowler was present representing Village Realty.

Mr. Cowling called the meeting to order. The Board reviewed the meeting notes from the June Board meeting. On a motion by Mr. Moyer and a second by Mr. Cowling, the meeting notes were approved.

The Board reviewed the Covenant Amendment proposals. On a motion by Mr. Robinett and a second by Mr. Moyer, the Board amended Proposal 17, Section 26 to exclude “unless a variance has been requested.” Mr. Cowling noted he would make the changes discussed and e-mail Village Realty and Helen Wilson.

Mr. Cowling brought up “grand-fathering” in homes that are currently out of compliance but when the ownership changes hands, asking the new owners to comply. The Board agreed this was a good idea and asked Ms. Fowler to discuss this idea with the Association’s attorney.

Ms. Fowler presented the Management Report. She noted the day to day duties performed and that the regularly scheduled ACC meeting was held in July. The minutes were e-mailed to the Board. Ms. Fowler noted that Mr. Allen had called to say he checked the marina and the canal looked good. He suggested checking the marina again in the fall when the traffic slows down. Ms. Fowler informed the Board that she contacted the owners of Lot 155 via e-mail but had not received a response. The Board noted that the lot was not being maintained at all. Ms. Fowler offered to follow up with the owners again and also with the landscape company. Ms. Fowler explained that she had left two messages for the association’s attorney regarding the legal matter. The attorney did call back and understands the Association’s request and will follow up as quickly as possible. Ms. Fowler noted a letter was sent to the owners who have an outstanding balance for the two mows.

Ms. Fowler presented the current financial report which included a Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report. There were no questions from the Board.

Ms. Norton presented the ACC report. She stated that she spoke with the owners discussed at the ACC meeting regarding their trash can and boat. They were cooperative and understood the rules. Ms. Norton also mentioned that she believed Lot 19 had sold and asked Ms. Fowler to confirm.

Mr. Cowling noted he had given the Nominating Committee letter to Ms. Fowler who will mail it out to all owners.

Mr. Moyer reported that he had repaired the loose and rotting boards at the marina. He noted that the fasteners on the deck are rusting and the Board may want to begin thinking about repairing the whole walkway in the next few years. He also noted that he removed the debris that floated on the dock.

Ms. Norton reported to the Board that Ms. Wilson thought it may be nice idea for the Association to purchase key chains with the Carolina Club logo for the amenity keys. She feels this would be a nice welcome gift. Ms. Fowler offered to look into prices and options and will e-mail the Board.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager