

*The Carolina Club Owners Association INC
Board of Directors
August 19, 2009*

The Carolina Club Owners Association INC Board of Directors met on Wednesday, August 19, 2009 at the Carolina Club. Helen Wilson, Joe Cowling, John Robinett and Derrick Caldwell 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 minutes from July 15, 2009 were approved via e-mail and posted to the internet.

Ms. Fowler presented the Management Report. The regularly scheduled ACC meeting was held in August. The proposal letter and agreement was e-mailed to the Board from the law firm that was consulted in regard to representing the Association. The website was updated after last Board meeting. The Crepe Myrtles were cut down around the outside of the pool fence due to all the debris blowing into the pool. The pool had a couple of issues during the months of July and August but they were addressed and repaired. Ms. Fowler updated the Board on Lot 176 and the mowing charge. The new marina sign was installed. Mr. Hall responded to the letter sent by the Board and the golf course will clean all the ditches in the winter. The no smoking signs were ordered for the club house.

The Board discussed the proposal from the law firm of Rose, Harrison and Gilreath to take over as attorneys for the Association. After Board discussion and on a motion by Mr. Cowling and a second by Mr. Robinett, the Board agreed to use this firm as their legal counsel. Ms. Fowler will send the current attorney, John Morrison, a letter notifying him of the change and thanking him for his service.

Ms. Fowler went over the current financials. A current Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report were presented. The Board suggested that management check rates at the Bank of the Commonwealth for maturing CD options. Ms. Fowler also presented a draft 2010 budget. The Board made some suggestions and changes. Ms. Fowler will e-mail them a revised draft budget once the changes are made. The budget will be mailed in the Annual Notice after it is approved by the Board.

Ms. Lipinski gave the Architectural Compliance Committee Report. She noted that the Committee had made a decision not to approve the new construction plans for Lot 217. She discussed the letter that was sent to the owners of Lot 208 regarding the port-a-john and shed.

Ms. Wilson asked that McMillen Landscaping be contacted and asked to spray the pool area for weeds. Ms. Wilson discussed the potential Board nominees for the upcoming

Annual Meeting. She did not receive any response from the mailing that went out to all the owners requesting nominations. Two Board members terms will be up for re-election and both are most likely going to run again. Ms. Wilson asked the Board to let her know if they have any other suggestions.

Ms. Wilson brought up some pool concerns she had. She feels that the pool is being abused by non-owners and teenagers. She recommended that the Board look into some different security measures to help keep non-owners from using the pool. A security camera was one suggestion and also hiring someone to monitor the people coming in and out of the pool. The Board felt that this was a serious topic that they would like to discuss further. Ms. Wilson noted that she may address some of the concerns at the Annual Meeting.

The Annual Meeting is schedule for September 26, 2009.

With there being no further business, Ms. Wilson adjourned the meeting.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager