

*The Carolina Club Owners Association
Board of Directors Meeting
August 20, 2008*

The Carolina Club Owners Association Board of Directors met on Wednesday, August 20, 2008 at the Carolina Club. Helen Wilson, Joe Cowling, John Robinett and Kay Norton were present. Courtney Fowler was representing Village Realty. Dinah Tugwell was present representing Vogedes Insurance Agency to discuss the Association's insurance renewals.

Ms. Wilson called the meeting to order. The Board reviewed the minutes from July 16, 2008 and on a motion by Mr. Cowling and a second by Mr. Robinett, the minutes were approved as submitted.

Ms. Wilson introduced Ms. Tugwell to be next on the agenda. Ms. Tugwell noted she first wanted to discuss the recent vandalism that occurred at the clubhouse. She suggested the Board think about installing a dead bolt on the back pool door. The Board offered to discuss it but wondered if there would be any fire code issues. The second issue Ms. Tugwell wanted to discuss was she felt the clubhouse needed pressure washing. The Board agreed and on a motion by Mr. Cowling and a second by Ms. Norton, they asked Ms. Tugwell to contact her husband for an estimate. Thirdly, Ms. Tugwell suggested the Board think about installing a lock box on the thermostat. She explained this would help establish a comfortable temperature for the clubhouse that would not be changed.

Ms. Wilson explained Ms. Tugwell had originally wanted to attend the Board meeting to present the insurance renewals for the Association and to answer any questions the Board may have. Ms. Tugwell noted the Directors and Officers Liability, Fire and Hazard and the Marina coverage did not increase. She did note there was an across the board increase in wind. There were no questions from the Board. Ms. Wilson thanked Ms. Tugwell for her time.

Management Report

Ms. Fowler presented the Management Report. She noted the normal day to day duties performed and the regularly scheduled Architectural Compliance Committee meeting was held in July. She noted the July financials were included in the meeting packet. Ms. Fowler updated the Board on lot 155 and the Board noted the lot was still in need of maintenance. Ms. Fowler noted the ACC had decided at their meeting to have the lot maintained and charge the owner.

Ms. Fowler updated the Board on the legal matter pending. The Association's attorney responded to say the other attorney involved may want to meet at the property and would contact Village Realty. They all hope to have the matter resolved in the next few weeks.

Ms. Fowler also reported on the response from the attorney regarding "grand-fathering" homes that are in violation. The attorney explained it is best to deal with issues as they

arise and to not spend a lot of money on past violations that are minor. He did suggest addressing current violations.

Ms. Fowler noted a letter had been sent to the owners of lot 32 asking them to reimburse the Association for the two mows to their lot that occurred before they closed. There was no response from the owners.

Ms. Fowler noted the Nominating Committee and Covenant Amendment mailing had been done. Ms. Fowler also informed the Board that McMillan had noted the community was in need of pruning/trimming but the contract only allows for two and two had already been completed. Ms. Wilson noted she had already informed McMillan to just trim around the pool. Ms. Fowler will confirm with McMillan Landscaping.

Ms. Fowler informed the Board on the key chain options for the Annual Meeting. On a motion by Ms. Norton and a second by Mr. Robinett, the Board approved moving forward with ordering the key chains for the Annual meeting.

Ms. Fowler presented the current financials. A balance sheet, income statement, posting journal and accounts receivable dues report were presented. There were no further questions from the Board.

Ms. Fowler informed the Board an owner had contacted her about installing permanent stake markers on their lot. The Board agreed they had no problem with the owners installing permanent stake markers. Ms. Fowler will notify the owner.

Committee Reports

Mr. Cowling presented the Nominating Committee report. Mr. Cowling noted he is still obtaining nominees and will give Village Realty a slate by September 1st. Ms. Fowler noted the Annual Notice will be mailed at least fifteen days prior to the meeting.

Ms. Norton presented the Marina Report for Blake Moyer who was not present. Ms. Norton noted the marina looked good and some repairs have been made to the walkway boards.

Ms. Wilson presented the Social Committee Report. She noted the Annual Meeting is scheduled for September 27th and will speak with the golf course about the tent. The Board submitted ideas for possible caterers and Ms. Wilson noted she would look into a few options. Ms. Fowler noted Village Realty would bring the items necessary for the meeting such as, meeting packets, nametags, etc.

Ms. Norton updated the Board on a few Architectural Compliance Committee items. Ms. Fowler apologized the minutes had not been e-mailed and noted she would e-mail the ACC minutes to the Board the following day.

There was no old business.

New Business

Ms. Norton noted an owner stopped her to complain the golf course trees on the back of their property were falling into their property. The owner felt the trees needed to be pruned. The Board asked Ms. Fowler to notify the owner and have them contact Keith Hall with the golf course since it was not Association property.

Ms. Norton noted another owner had complained a golf course sprinkler head was spraying their house and yard every time the irrigation was turned on. The Board asked Ms. Fowler to notify them and suggest they contact Christian and the golf course clubhouse.

Ms. Wilson brought up a concern from an owner on whether or not the clubhouse had termite coverage. The Board agreed termite coverage would be useful for the clubhouse and asked Ms. Fowler to contact Terminix for an estimate.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager