

The Carolina Club Owners Association INC
Annual Meeting
September 26, 2009

The Carolina Club Owners Association INC held their Annual Meeting on Saturday, September 26, 2009 at 11:00am. There were 49 properties represented by proxy and 18 properties were represented in person. Board members Helen Wilson, Joe Cowling, John Robinett and Derrick Caldwell were present. Courtney Fowler, Emily Lewis and Ansley Miller were present representing Village Realty.

Ms. Wilson established a quorum and called the meeting to order. She asked for a moment of silence for the three community members who had passed away this year. The 2008 Annual Meeting minutes were included in all owners meeting packets and were approved as submitted.

Ms. Wilson introduced the members of the Board and stated that Board member Bill Vines was not present. She stated that there were two openings on the Board this year. The terms of Mr. Cowling and Mr. Robinett were expiring and there were two candidates running for the two positions. Johnny Pinner was running for the Board and Mr. Robinett was running for re-election. The two candidates were recommended by the Nominating Committee for election to a two-year term on the Board. Ms. Wilson congratulated Mr. Robinett and Mr. Pinner and welcomed them to the Board.

Ms. Wilson thanked all the Board members for their service this past year. She also thanked Blake Moyer for checking on and correcting issues in and around the clubhouse and marina. She noted that Marge Lipinski was appointed as Chairperson of the Architectural Compliance Committee (ACC) in November 2008. She informed the owners that the Board appreciates calls and feedback from owners and asked them to continue to bring issues and suggestions to the Board.

Ms. Wilson asked Mr. Caldwell to give a report for the Marina Committee. Mr. Caldwell stated that the canal was cleaned in June. There were a few boards that were in need of repair and they had been repaired by Mr. Moyer. Other than the few minor repairs, there are no major issues with the marina.

Ms. Lipinski gave a report for the ACC. She stated that there are seven members serving on the ACC and encouraged anyone else interested on serving on the committee to get involved. The committee meets on the 2nd Wednesday of each month at 8:30am. All owners are welcome to attend the ACC meetings and owners planning to attend should contact Ms. Fowler. Currently there are 82 developed lots in the community and one house is under contract. Ms. Lipinski noted that any new construction, changes to the exterior of existing structures, or additions to the exterior of the property require approval of the ACC and applications are available on the website at www.carolinaclubpoa.com or through Village Realty.

Ms. Wilson gave the President's Report:

Covenant Amendments: The official recording of the Covenant Amendments was completed on February 25th. Copies of the amended covenants were mailed to all owners and are posted on the website.

Clubhouse: A lockbox was placed on the thermostat in the clubhouse at the recommendation of Dinah Tugwell. This will help maintain a reasonable temperature. The carpet and tile were cleaned in May and that the clubhouse has been maintained nicely this year.

Vandalism: There was an incident of vandalism in the clubhouse this year during the pool season. As a result, extra cleaning costs were incurred and the inside room of the clubhouse had to be locked for several days following the incident. Kay Norton stated that owners can help prevent acts of vandalism by checking the clubhouse if movement is noticed after dark and by closing the clubhouse door if it is opened after hours.

Clubhouse Maintenance: There was concern over the possibility of future termite infestation due to the mulch being close to the clubhouse building. This was addressed by removing the mulch and installing a drainage system to avoid standing water and moisture. Mr. Vines and Mr. Moyer worked with McMillian Landscaping to ensure this was done properly. Ms. Wilson thanked Gerry Harris for his input in the project.

Insurance: There were no increases in the Directors and Officers Liability, Fire and Hazard, or the Marina coverage this past year. The Windstorm policy did increase as it did throughout the state. Ms. Wilson thanked Ms. Tugwell for her help with the insurance.

Communications: The Board is trying to keep the owners better informed and are approving and posting the meeting Minutes within two weeks of the monthly meetings. An owner suggested that the Minutes be emailed to all the owners. Ms. Wilson reminded the owners that all Minutes are posted on the website, but that the Board would look into emailing the Minutes. Elaine Dougherty reminded the owners that if they would like their email addresses and other contact information to be included in the community directory, they need to contact Village Realty.

Neighborhood Speeding Issues: The Board received complaints about vehicles speeding in the community. Letters were sent the offenders and speed limit markings were painted on the entrances to Savannah Avenue and Charleston Drive.

Board Members Attended a Homeowners Association Conference: Ms. Wilson and Ms. Lipinski attended a Homeowners Association Conference in Wilmington, NC. After attending some of the seminars, they both felt that the Board and the ACC were doing a good job with the covenants and construction guidelines and in enforcing the amendments. The community is now a member of the Homeowner Associations of North Carolina (NHOA-NC, Inc.).

Concerns Regarding the Foliage Overgrowth on the Golf Course: The Board addressed concerns regarding the clearing and trimming of the overgrown bushes along the golf course. Keith Hall will be taking care of the trimming in January.

Pool News: Ms. Wilson went over the pool hours, the purchase of additional pool furniture, and the repairs that had been completed this year. The pool had to be closed for two days this season to repair a leak in a water line and to replace a back-wash filter. Some of the biggest concerns with the pool were vandalism in the clubhouse, constant use by non-members, inappropriate behavior, smoking in the clubhouse and placing furniture outside to allow people to climb over the fence after pool hours. The Board will be working on revising the Rules and Regulations to address these specific issues. Ms. Wilson asked for volunteers to serve on a Pool Committee to develop ways to avoid these problems and to aid the Board in creating the new Rules and Regulations. An owner noted that there are some young people who use the pool and follow the rules and to please keep them in mind when creating the new rules. Another owner suggested that the Board have surveillance cameras installed. Ms. Wilson replied that this is something that the Board is looking into.

Ms. Fowler presented the Financial Report. A current balance sheet, a 2010 Comparative Budget and a Replacement Reserve Schedule were presented.

An owner asked why the annual allocation was a combination of all reserve items in the Reserve Schedule. The concern was that \$10,000 is being put aside each year for canal dredging when it has been determined that the canal cannot be dredged. Ms. Lewis noted that the Reserve Study is a guide for the association to use to plan for future expenses. The individual items on the study help the Association to place adequate funds in a separate account for their future capital needs but there is not a separate fund for each item. She noted that the study was done by the developer and that reserve studies should be periodically updated. The Board stated that they would look into updating the Reserve Study.

There was also a question about why the Reserve Schedule only factored part of Augusta Drive and Carolina Club Drive in the re-sealing and the resurfacing. It was noted that part of both of these roads are state owned and are not the responsibility of the Association.

An owner stated that the crab grass on the roads was a problem. He asked if the roads could be sprayed more often. Ms. Wilson agreed that it is a problem and stated that the Board is taking steps to be more aggressive with the spraying.

Ms. Norton stated that she did not think that the requirements for building in the community are as strict as they should be. She suggested that more people need to be involved with the ACC and that no more than one Board member should serve on the ACC. Ms. Wilson stated that she would take these items into consideration.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager