

The Carolina Club Owners Association, Inc.
Annual Meeting
September 24, 2011

The Carolina Club Owners Association, Inc held their Annual Meeting on Saturday, September 24, 2011 at Keefer's Bar and Grille. There were 32 properties represented by proxy and 35 properties were represented in person. Board members Blake Moyer (President), John Robinett (Vice-President), John Ols (Secretary/Treasurer), Dan Manning and Johnny Pinner were present. Ansley Miller and Leslie Sanders were present representing Village Realty.

Mr. Moyer called the meeting to order at 11:46am and verified that a quorum was presented. He welcomed everyone to the meeting and introduced the Board members.

Mr. Moyer made motion to approve the minutes from the 2010 Annual Meeting. Harry Wilson seconded the motion and all were in favor of approving the minutes as submitted.

Mr. Moyer presented the President's Report. He stated that the pool season went very well this year. There were also two major projects that the Board worked on this year – the approval of the "Guidelines for the Design of New Homes" that Margie Lipinski would discuss during her presentation for the Architectural Compliance Committee (ACC) and a Road / Drainage Project that would be discussed later in the meeting by John Robinett. Mr. Moyer also discussed the foreclosure action that the Board had taken on a severely delinquent owner.

Ms. Miller presented the Financial Report. The July balance sheet and income statement were presented as well as the 2012 budget. The dues will remain at \$500 for 2012.

Dennis Johnson asked what the cost would be to open the pool earlier in the season and keep it open later in the season. Mr. Moyer replied that the pool is going to remain open until September 25th this year, which is later than past years. The Board would discuss the possibility keeping the pool open later and/or opening it earlier next spring before the pool opens. Ray Smith asked if the Board would be bidding out the landscaping contract. Mr. Moyer replied that the Board bid out the clubhouse cleaning and the insurance this year and they were able to save the association money by changing companies. The Board would discuss bidding the landscaping contract at the next Board meeting.

Ms. Lipinski presented a report for the ACC. She introduced the committee members – Kathy Robinett, Joe Cowling, Keith Hall and Keith Dobie and thanked them for serving on the committee.

- There are 220 lots in the community – 87 homes and 133 unimproved lots. One house was approved this year and is currently under construction.
- The mowing of unimproved lots went more smoothly this year. The Board approved having a few of the lots mowed by the association.
- Mike Florez of Florez Design Studios helped the ACC in preparing "Guidelines for the Design of New Homes". This booklet will be mailed to all owners and should be used for any future home building. The ACC will also use it as their guideline for approving home plans.

- The ACC, with the approval of the Board, raised the new home construction deposit to \$1,000. The \$500 deposit remains for any remodeling project that requires a permit from the county. All owners must get approval from the ACC for any changes that will affect the exterior of their home.
- The ACC is responsible for enforcing the covenants and their goal is to be consistent with all owners for violations.
- The committee meets the second Wednesday of each month and is looking for volunteers. Anyone interested in serving on the committee should see Ms. Lipinski or a Board member.

Mr. Robinett presented a report on the Road / Drainage Project. He explained that the Board was trying to get the maintenance of the private roads in the community turned over to the state. The district engineer from NCDOT recommended that the Board hire an engineering company to assist them in this process. After getting three bids, the Board contracted with Quible & Associates, PC to conduct a survey of the community. The survey results showed that seventeen lots needed more analysis. Currently the Board is working on a new contract with Quible for a drainage analysis of these lots. Mr. Robinett stated that Barnhill Contracting had provided the Board with a current cost of \$262,000 for resurfacing the private roads. He noted that although this project has some upfront costs, it would hopefully save the association money in the future.

Helen Wilson stated that when the Board pursued this in the past, the community did not have enough developed homes for NCDOT to even consider taking over the private road maintenance. Mr. Robinett replied that the current requirement is two homes for every 1/10th mile.

Bob Lambert stated that there are cracks in some of the private roads that need sealing. Mr. Robinett replied that he had checked this in the past and would continue to monitor this, but the Board needed to first see if NCDOT would be taking over the maintenance of the roads.

Adele Scott-Gregory, who lives on Savannah Avenue, stated that there is a dip in the road and asked if the work that would be done would fix this. Mr. Robinett replied that the Board will not know what work, if any, would be required as a result of the drainage analysis.

Mr. Moyer announced the election results. Johnny Pinner and Freida Harris were the elected Board members.

Mr. Moyer opened the floor to comments from owners.

Ms. Wilson expressed concerns with the cleanliness of the clubhouse. She stated that it is not as clean as it should be and that anyone using the clubhouse needs to clean up after using it. The entranceway is not clean and the carpets need cleaning again. Mr. Johnson suggested changing the flooring in the clubhouse due to the maintenance of carpet. Mr. Moyer replied that the Board would discuss these concerns at the next Board meeting.

Patt Lail stated that she would like to see more e-mail communication from the Board. Mr. Moyer stated that the minutes are posted online and that emails are sent out when there is information to provide. Ms. Lail stated that due to the issues with the website, she is not able to

view the minutes. Ms. Miller replied that the issue that some owners were having with the website has been fixed.

Mr. Smith stated that the shrubs on the golf course behind his home need to be trimmed. Ms. Miller stated that Keith Hall has informed her to have owners who have concerns with shrubs and trees on the golf course contact him directly. There was further discussion regarding the golf course. Mr. Cowling noted that the association does not have any control over the golf course and that Mr. Hall has always been very responsive with his requests. He also stated that owners need to remember that living on a golf course is an amenity that they do not have to pay for. The Board offered to discuss the concerns with the golf course shrubbery at their next Board meeting.

Mr. Lambert stated that he has seen a lot of trash throughout the community and encouraged owners to pick it up when they see it. He also stated that he has noticed the marina gate left open on several occasions and that owners need to lock it back if they want to have the privilege of using the marina.

Mr. Manning discussed the possibility of starting a community garden. He stated that some owners had inquired about putting in a garden on their home site. There is room behind the tennis courts if there is any interest in starting a community garden.

With there being no further business and on a motion by Ms. Lail and a second by Mr. Smith, the meeting was adjourned at 12:45pm.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager