

The Carolina Club Owners Association, Inc.
Board of Directors
November 17, 2010

The Carolina Club Owners Association Board of Directors met on Wednesday, November 17, 2010 at the Carolina Club. Blake Moyer, John Ols, John Robinett and Dan Manning were present. Ansley Miller was present representing Village Realty. Margie Lipinski was present representing the Architectural Compliance Committee (ACC).

The meeting was called to order. Mr. Ols made a motion to approve the minutes from October 20, 2010. Mr. Robinett seconded the motion. The minutes were approved as submitted.

Ms. Miller presented the Management Report:

- **ACC** – The ACC meeting was held on 11-10-10 and minutes were e-mailed to the Board.
- **Financials** – October financials are included in the meeting packet.
- **Website** – The website was updated after the last Board meeting.
- **Monthly Community E-mail** - The monthly community e-mail was sent following the last Board meeting.
- **Foreclosed Properties still on Accounts Receivable Report** – Ms. Miller presented a list of accounts that had gone through foreclosure and are still showing up on the Accounts Receivable Report due to a past due balance. The Board discussed writing these accounts off but asked Ms. Miller to check the tax records first to see if these past owners own any other properties in Currituck County.
- **Oyster Roast / Fish Fry** – The letter approved at the last Board meeting was mailed to all owners and attached to the community email. Mr. Robinett noted that there were currently 54 people who have signed up to attend.
- **Gateway CD** - A 13 month CD was opened with Gateway Bank following the last Board meeting.
- **Clubhouse Security** – The new list of contacts for the security system was sent to Johns Brothers.
- **Commercial Lots in Front of the Tennis Courts**– An email was sent to the owner of these lots regarding the grass. He responded that he would consider having the grass cut a couple times a year. He asked for the contact information of mowing vendors and the information was provided to him.
- **Private Roads** – Village Realty said a request was made to NCDOT about 5 years ago to have the private roads changed to state maintained. At that time, the request was denied due to the fact that a certain number of lots needed to be developed for NCDOT to even consider it. Mr. Robinett presented some information that he had gotten from the NCDOT website. He offered to research further to see if having the private roads changed to state maintained was now a possibility. The Board thought this was a good idea.

Ms. Miller presented the Financial Report. A current Balance Sheet, Income Statement, General Ledger Detail Report, and Accounts Receivable Report were presented. There were no questions regarding the financial reports.

Ms. Lipinski presented a report for the ACC. She stated that there is an owner who continues to store a tractor on their lot despite numerous letters sent. She would like to turn this matter over to the Board. The Board asked Ms. Miller to send the owner a letter asking that he attend a hearing on Wednesday, December 1st at 8:30am.

Ms. Lipinski stated that there is a lot with a very large branch down that has not been removed despite several letters sent to the owner, and there is an owner who has been storing a golf cart in the driveway and does not have their trash cans screened from view. She may want to turn these items over to the Board at a later date.

The ACC has asked Ms. Miller to start working on the mowing letter that will be sent to all owners in February. Mr. Moyer asked for something to be included in the letter reminding vacant lot owners to make sure that they edge the grass where it meets the street.

The Board discussed Old Business:

- 2010 Reserve Contribution – The Board decided that they would like to open a new CD for the reserve contribution. They asked Ms. Miller to email them the rates for 1-3 years.
- Canal Proposals / Insurance Requirements – The Board asked Ms. Miller to try to find another vendor to submit a proposal for the canal cleaning. The vendor needs to have general liability and workers compensation insurance.
- Mulch around the clubhouse – There was a concern from an owner that the mulch is against the siding on the clubhouse which may cause the siding to rot. Mr. Moyer asked Ms. Miller to talk to Distinctive Landscaping about moving the mulch away from the clubhouse.
- Owner Concerns with Trees on the Golf Course – The Board asked Ms. Miller to call Keith Hall to see if the trimming of these trees is planned.
- Lawsuit – The Board had previously decided to proceed with foreclosure on a property that is severely delinquent in association dues, fines and attorney's fees. There was a previous lawsuit that was filed by the Association for a non-compliance issue with this owner. The association's attorney recommended that the Board vote on having the attorney file a dismissal for this lawsuit so that it does not interfere with the foreclosure. On a motion by Mr. Moyer and a second by Mr. Robinett, all were in favor of having the attorney file a dismissal for this lawsuit.
- Insurance Question – The association's insurance agent, who is also an owner in The Carolina Club, notified management about her concerns relating to unleashed dogs being on common areas. The Board had been previously notified about a community dog that runs around the neighborhood unleashed. The insurance agent questioned whether the association could be held liable if the dog were to bite someone on common property, and suggested that the Board get a legal opinion on the matter. After discussion, the Board did not feel that it was necessary to consult with the attorney, but did ask Ms. Miller to send a letter to owner of the home with the unleashed dog.

The Board discussed New Business:

- Clubhouse Policy – There was a question about the clubhouse reservation policy if someone requests to use the clubhouse on a Thursday evening when it is reserved for card playing. After discussion, the Board decided that the card players have first priority in using the clubhouse.
- 2010 Christmas Party – The Board decided that there would not be a Christmas party this year due to the Oyster Roast being held in December. The Board would like to give the money that was spent last year on the Christmas party less the money they are allocating to the Oyster Roast to the food pantry. Ms. Miller will include this information in the community email.
- Lot 108 Drainage - Ms. Lipinski brought to the attention of the Board that the drainage plan that the ACC gives to prospective home owners and builders is not workable for portions of Charleston Drive. Ms. Lipinski asked the Board if the ACC should continue to issue this

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drainage plan. After discussion, Mr. Moyer stated that the ACC should continue to issue the plan for the swale information.

There will not be a Board Meeting in December. The next meeting will be January 19, 2010.

With there being no further comments and on a motion from Mr. Ols and a second by Mr. Moyer, all agreed to adjourn the meeting.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager