

The Carolina Club Owners Association, Inc.
Board of Directors
August 18, 2010

The Carolina Club Owners Association Board of Directors met on Wednesday, August 18, 2010 at the Carolina Club. Helen Wilson, John Robinett, and Derrick Caldwell were present. Ansley Miller was present representing Village Realty. Marge Lipinski was present representing the Architectural Compliance Committee. Homeowner Stu Baldwin was present as well. Ms. Wilson called the meeting to order. It was noted the minutes from July 21, 2010 were approved via e-mail and posted on the Association website.

Ms. Wilson presented the menu for the Annual Meeting that had been arranged by Johnny Pinner with The Pointe. The Board reviewed the menu and the cost. On a motion by Mr. Caldwell and a second by Mr. Robinett, the menu was approved as submitted.

Mr. Baldwin was present to discuss arranging a community Oyster Roast / Fish Fry. Mr. Baldwin would arrange the event and presented his ideas to the Board. He would like to hold the event on Saturday, December 4th from 1pm-4pm at the marina. The clubhouse will be used as a back up in the event of inclement weather. He will arrange for volunteers to bring additional food and will have games arranged as well. There was discussion on some of the proceeds going to the local Food Pantry. Ms. Wilson noted that the Board may be willing to allot \$400 to this event to cover the cost of the food and other items needed. Owners would not have to pay for the event, but any guests would be charged \$10. This money as well as any donations collected could go to the Food Pantry. After discussion and on a motion by Mr. Robinett, and a second by Mr. Caldwell, the Board agreed to allot \$400 for the event, allow owners to come free of charge and charge guests \$10 each, and provide the money collected to the local Food Pantry.

Mr. Baldwin discussed his concern over the marina. He said that there is trash and down branches in the marina, which impedes boat travel. Bill Vines had also notified the Board about this issue. It was noted that the marina is cleared once a year and that it may need to be checked more often especially after storms. The Board asked Ms. Miller to check with the vendor on this.

Mr. Vines had sent an email stating that Distinctive Landscaping needs to spray the roadsides with round-up to control the encroaching grass. They will need to use a marker dye to show where the roadsides have been sprayed. It was noted that there is also debris on the roadside at the marina. There are also weeds at the marina that have grown up where the Lelan Spruce trees were taken out a couple of years ago. Ms. Wilson asked Ms. Miller to have Distinctive Landscaping take the debris further into the woods, have them address the weeds at the marina, have them spray the roadsides with round-up and to mark the areas that have been sprayed with marker dye.

Ms. Miller presented the Management Report.

- **Reserve Study** – The Reserve Study has been updated as suggested at last year's annual meeting and is included in the meeting packet.
- **Marina Lights** – The marina lights have been fixed by Blake Moyer.
- **Drainage Issue on #4 Fairway and Timeframe of Posting Minutes** – The owner who expressed concern over these issues was informed that they would need to contact the golf

course directly with the drainage concerns. He was also informed that the Board feels that posting the minutes within two weeks of a meeting was reasonable.

- **Dogs on Lot 123** – The tenant has contacted Village Realty a couple of times to discuss his intentions to improve the situation with his dogs. E-mail updates have been sent to the Board.
- **Carolina Club Drive** – An owner called and reported that he has noticed the crown of the road cracking in some areas from his house to the marina. He wanted to suggest that the Board consider sealing the areas. Mr. Robinett noted that he would look at this and asked to include this on the next meeting's agenda.

Ms. Wilson stated that there is still an issue with one shower at the pool and asked Ms. Miller to contact the vendor who repaired it the first time.

Ms. Miller presented the financial report. A current Balance Sheet, Income Statement, General Ledger Detail Report, and Accounts Receivable Report were presented.

Ms. Lipinski presented a report for the Architectural Compliance Committee. She stated that two Committee members would not be serving again next year and will mention this at the Annual Meeting.

The Board reviewed a draft of the 2011 Budget. On a motion by Mr. Caldwell and a second by Mr. Robinett, the budget was approved as submitted.

The Board reviewed the Annual Meeting Notice and all agreed that it looked fine to send.

Ms. Miller stated that the insurance policies would be renewing in September and noted all policies will have the same premium with the exception of a slight increase in the Directors and Officers policy.

With there being no further business and on a motion by Mr. Caldwell and a second by Mr. Robinett, the meeting was adjourned.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager

