

The Carolina Club Owners Association INC
Annual Meeting
September 25, 2010

The Carolina Club Owners Association INC held their Annual Meeting on Saturday, September 25, 2010 at 11:00am. There were 47 properties represented by proxy and 30 properties were represented in person. Board members Helen Wilson, John Robinett, Bill Vines and Johnny Pinner were present. Ansley Miller and Leslie Sanders were present representing Village Realty.

Ms. Wilson called the meeting to order and introduced the members of the Board. She stated that Board member Derrick Caldwell was not present due to other obligations.

The 2009 Annual Meeting minutes were included in the meeting packet. Ms. Wilson asked for a motion to approve the minutes. On a motion by Gene Antonucci and a second by Steven Butler, the minutes were approved as submitted.

Ms. Wilson presented the President's Report (attached).

Mr. Robinett thanked Ms. Wilson for her service on the Board. He explained the process of how things are accomplished to benefit the community and described how Ms. Wilson took initiative to accomplish many of those tasks. He thanked Ms. Wilson for the terrific job she had done as President.

Ms. Miller presented the Financial Report. A current balance sheet, the 2010 year to date expenses, 2010 Budget and the 2011 Budget as adopted by the Board was presented. Ms. Miller stated that the dues for 2011 will remain the same at \$500 per year. She stated that there were no major changes in the Budget from 2010 to 2011. There was a new expense account added for the quarterly fee of the security system in the clubhouse and pool. The updated Replacement Reserve Schedule was also presented. The canal dredging item had been removed and replaced with a miscellaneous line item. There were no questions regarding the financial reports.

Ms. Lipinski presented a report for the ACC. She stated that there were seven committee members that served this year. Two members will be resigning and the committee is looking for new members to serve. Currently there are 83 developed lots, one house under construction and 136 non-developed lots. She stated that the main task for the ACC is to monitor Covenant compliance and report to the Board any Covenant violations that need to be addressed. All owners must get approval from the ACC for any changes that will affect the exterior. The biggest challenge for the ACC is having owners of vacant lots maintain their lot according to the guidelines established by the association. She thanked her Committee and the Board for their support.

Ms. Wilson announced the election results for the Board of Directors. The results were: Dan Manning – 58, John Ols – 52, Blake Moyer – 41, Beverly Cowling – 39 and Bill Vines – 39. Dan Manning, John Ols and Blake Moyer were elected to a two year term. Mr. Pinner and Mr. Robinett will be staying on the Board for another year.

Ms. Wilson opened the floor to questions from owners. There was a question regarding the website. Ms. Wilson replied that the website is working. Some owners may have difficulty viewing the website due to the browser they are using. She suggested that owners contact Ms. Miller if they are having problems.

Dennis Johnson expressed concern over the mowing along the fairways. He stated that they are not mowing close enough to the homes. Other owners expressed the same concern. Ms. Wilson stated that this is something that will need to be addressed with the golf course.

Betty Long stated that the brush in front of the driving range is very high and is a visibility concern for cars and pedestrians. The brush is on golf course property. Ms. Miller will contact Keith Hall about the danger this high brush presents and ask him to have his staff trim the brush.

Gene Antonucci thanked the Board for all of their efforts. He stated that the community looks better than ever. Richard Gottier also thanked those who pass out patriotic flags to all members of the community. Ms. Wilson stated that Marge Lipinski and Kathy Robinett coordinate getting the flags to everyone and thanked them for doing this.

Joan Antonucci stated that the pool vendor did an outstanding job this year. The pool was very clean each day. Ms. Wilson asked Ms. Miller to send a letter to the pool vendor thanking him for all of his hard work.

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

Respectfully Submitted,

Ansley Miller
Assistant Property Manager

President's Report
Annual Board Meeting – September 25, 2010

I want to thank all the Board Members for their service this past year – Derrick, Bill, John, and Johnny. They have all demonstrated commitment to their responsibilities as Board Members always working to serve the best interests of the Carolina Club Property Owners' Association. Through their time and efforts the Board has been able to again accomplish quite a lot for our community and Association. I would also like to give a special thanks to Blake Moyer for all his help. Blake has often been my go to person in time of trouble at the clubhouse. My thanks and appreciation goes out to all the people who have worked so diligently on your behalf this year. Shortly after last year's Annual Meeting the new Board met; Bill Vines, Derrick Caldwell, myself, and the newly elected Board Member, Johnny Pinner and John Robinett, the reelected Board Member met and determined by a vote the various Board Responsibilities. I was once again elected president and John Robinett elected to assume the role of vice president and Bill Vines, Secretary/Treasurer. Committee chairs were designated – ACC Chair, Marge Lipinski, Marina Chair, Derrick Caldwell, and Social Chair, Helen Wilson. The Board has worked well together and completed quite a lot on behalf of the Association this past year.

Architectural Compliance Committee

- Patt Lail had expressed a desire to serve on the Architectural Compliance Committee (ACC). On a motion, second, and vote at our October Board Meeting, Patt Lail was appointed to serve on the ACC.

Legal Issues

- Mrs. Wilson and Mrs. Fowler met with our new legal counsel, Jim Gilreath, discussing existing legal issues that needed to be addressed.

Local Food Bank

- Mr. Robinett suggested that the association consider ways our community could make donations to the local food pantry.
- Mr. Petrey was asked to attend a Board Meeting to discuss the Currituck Food Pantry.
- He reported that Keith Hall had agreed to have a donation drop box inside the Pro Shop.
- Information concerning monetary donations was sent via our E-mail Communications to owners to make that information available locally.

Clubhouse

- Due to the extreme amount of vandalism and aggravating incidents which happened at the pool and in the clubhouse last year, the Board investigated the installation of a Security System.

Security System

- At the April Board Meeting Mrs. Wilson presented a report on the installation of a security system in the pool area and clubhouse. After the presentation, the Board agreed to contact Johns Brothers Security and verify the cost of the installation. The Board voted via E-mail to accept the contract and plans were made to have the security system installed.

Pool News

- Dinah Tugwell and Patt Lail agreed to be on the pool committee this past year and work was begun to establish new pool rules for 2010.
- The pool was scheduled to open the Saturday of Memorial Day weekend, but this could be delayed if the repairs were not completed.
- The pool was found to be in need of major repairs delaying the scheduled opening. The problems and repairs were able to be taken care of in a timely manner and the pool was able to open June 5th.
- The Pool Committee met and developed new rules for the pool. New necessary signs were ordered for the pool area.

Tennis Backboard

- A request was made by a Board Member in response to several homeowners communicating to him for the Board to consider installing a tennis backboard for single players at the tennis courts.
- Village Realty was asked to look into cost quotes.
- While Mr. Petrey was addressing the Board for the Food Pantry concern he also asked the Board to consider the purchase of a tennis backboard.
- Research on the cost and feasibility of this was to be done by Mr. Caldwell and he was to report to the Board at the next meeting at which time a vote would be made on the matter.
- In addition, an E-mail was sent to all owners asking them the probability of their use of a tennis backboard if it were to be installed.
- It was noted that the back lights to the tennis courts were out and a request was made to have them replaced.
- Mr. Caldwell reported on his findings for the cost of the purchase of a backboard. Based on his report, the results of the E-mail survey sent to owners, and the volunteers willing to install the backboard, the Board voted on the purchase and installation of the tennis backboard.
- Bill Vines was very instrumental in the delivery of the backboard. John Robinett and Derrick Caldwell installed the back board.

Communications

- A procedure was adopted by the Board to approve the minutes from each Board Meeting via E-mail and to post them on our website within two weeks of each Board Meeting.
- The Board decided they would like an E-mail to go out to everyone following each Board Meeting; keeping everyone aware of all that is happening and providing information as to how to access our website to view minutes from each Board Meeting.

- The use of the Community E-mail has been increased to get out information about events and issues as quickly as possible.
- If you are not receiving our Community E-mails, and would like to, please place your name and e-mail on the sign-up sheet available today.

Insurance

- All our insurance policies have been renewed.

Nomination Committee

- There are three openings for the Board this year; Helen Wilson, Derrick Caldwell, and Bill Vines have completed their terms. John Robinett agreed to Chair the Nomination Committee.
- Mr. Robinette reported he thought he had four people interested in running for the Board. He will request a short biographical paragraph from each of them which can be submitted with the Annual Meeting mailing.
- Mr. Robinette also suggested putting something in the Community E-mail to inform any other owners who might be interested in running for the Board to contact him.

Social Events

- The only social event this past year was the Christmas Social. Forty-two people attended and a good time was had by all.
- Although our Annual Meeting is not considered a Social Event the luncheon that follows certainly qualifies. I want to thank Johnny Pinner for taking care of all the arrangements for the excellent luncheon that will follow our meeting today.
- Looking forward in terms of social events, at our August Board Meeting Stuart Baldwin discussed arranging a community Oyster Roast/Fish Fry. Mr. Baldwin would like to hold the event on Saturday, December 4th from 1-4 p.m. at the Marina. The clubhouse will be used as a back-up in case of inclement weather. The Board voted to allot \$400.00 to cover the cost of this event. Property owners will be able to attend free. Owners may invite guests at a cost of \$10.00 each. There will be games, raffles, etc. with any proceeds collected going to the Currituck Food Pantry.

Marina

- In 2008 the clearing of the canal was done in June. Some boat users of the canal said that June was too late. The clearing of the canal was scheduled to be done in April, 2009.
- The vendor who was contracted to do the clearing of the canal requested to complete the work in March. The Board approved this at a cost of \$5000.00.
- Mr. Stuart Baldwin has been concerned about the marina canal and has submitted a proposal and a bid to keep the canal cleared in the future.

Community Up-Keep

- The Board discussed the pruning of the Live Oaks on unimproved lots on Charleston and Savannah Drives and asked that letters be sent to the owners of those lots notifying them of the pending project.
- A contract was made to have the Live Oaks pruned. The work was completed to the Board's satisfaction.
- The Landscaping Company who cares for all our amenity areas has been contracted to spray our roadsides with marker dye in an attempt to retard road deterioration.

Payment of Dues

- Since we have tried to accommodate owners by allowing quarterly payments of their dues, it was decided to look into sending out quarterly coupon books in 2011. This would allow the Accounts Receivable Report to reflect a more accurate current report on each property owners' dues payment statement.

Replacement Reserve Schedule

- As requested at the 2009 Annual Meeting, this report was examined carefully and changes were made to the wording and reworking of this report in preparation for its presentation at the next Annual Meeting.

I want to thank every Board Member and the ACC for all their hard work for our community. It has been my privilege and pleasure to work with all the various Board Members during my time on the Board and particularly during my time as your president. We can be very proud of our Association, Community, and Covenants that help us govern; always with the good of the Community in the forefront. During my time as your president my telephone number has become very familiar to many of you; you will now need to put someone else's number in that speed-dial spot.

I sincerely thank you for the opportunity to serve you and wish the new Board continued success.

