

Carolina Dunes Association Board Meeting

June 16, 1999

The Carolina Dunes Association Board met on Wednesday, June 16, 1999 at the Duck Fire Station. President Hal Kalman began the meeting by explaining the position of the Sound Access and the Parking Lot (third lot from the Ocean on Sprigtail). These properties are deeded by Dare County and may be taken over by the County at any time. These properties are valued at eight hundred seventy thousand dollars (\$870,000).

The three ocean accesses are eight feet by three hundred twenty feet (8'x320'). Their value is taxed by dividing by the 220 properties in Carolina Dunes. We cannot deny access to non-members of the Carolina Dunes Association and cannot require non-members to join Carolina Dunes Association. To amend the Covenants we would need 100% agreement of the property owners. President Kalman presented copies of the Certificate of Ownership and Dedication, Certificate of Approval, Private Water and Sewer System, and Certificate of Approval for Recording Plat and Acceptance of Dedication.

Carolyn Baum presented members with copies of the treasurer's report prepared by John Kerch, Treasurer. Total cash assets are \$14,668.68, which includes a \$5,000.00 Certificate of Deposit at Centura Bank. There was discussion of beach access walkway maintenance. We pay \$120.00 a minimum of 4 times a year from March to September. Ashby Baum will obtain estimates to replace or repair the three walkways to the ocean access.

Vice-President George Nemeth read an inquiry from a property owner asking if we could provide a dock at the soundside beach. There was discussion of the possibility a dock which could be removed in winter, the effects of storms, etc., with no conclusion reached.

There was a question of the status of a bench along the sidewalk. This cannot be built by Ron Meadows as planned; since we have the plans prepared by Mike Magnum using salt-treated wood, we will request an estimate from a local builder working on new construction in Carolina Dunes.

There was a discussion of our cash assets with the conclusion that the money is just adequate to cover replacement of walkways to the three Ocean accesses.

Madeline Roche requested information regarding who designates lifeguard stations along the ocean. Hal Kalman will check with the County regarding lifeguard and red flag status.

Ashby Baum and George Nemeth questioned the status of street repair and asked if this should be put in the form of a letter. Hal Kalman will talk to Mr. Connors with the Department of Transportation in Elizabeth City and then write a letter to the Department of Transportation requesting the status of street repair and street signs.

Discussed improvement of Carolina Dunes re: (1) additional sign at Old Squaw; (2) additional lights for the existing sign. Hal Kalman and Madeline Roche will obtain estimates.

Membership Directory was discussed. Hal Kalman suggested we ask in the next newsletter if there is interest in having a Directory and if we obtain over 75% response we will prepare one.

Hal Kalman asked if there is a welcoming letter for new owners. Carolyn Baum indicated we send a copy of the Newsletter. There was discussion regarding whether or not non-members should get the newsletter, as we have been sending these to all property owners. No conclusion. Larry and Christine Gazieri will receive a letter thanking them for their service to Carolina Dunes and advising them they are lifetime members.

There was a question from George Nemeth regarding the history of the walkways to the Ocean. Three years ago we took deed from the Small brothers and have taken responsibility to use and maintain them. We did not pay for maintenance when the Small brothers had the deed.

There was discussion of requiring membership in the Association section by section with no conclusion.

The parking area on Sprigtail was discussed with no conclusion. The Association, by owning the lot, cannot keep others from using it, and any improvement we make will cause us to maintain and insure the area. We could include a question in the next Newsletter, however there were only two responses regarding our inquiry on the Soundside beach in the previous newsletter.

George Nemeth asked if we could ask the membership three questions in this mailing; since the Newsletter is ready for mailing it will be sent as is, and the questions will be addressed in the future.

The meeting was adjourned at 12:10 PM.

Respectfully submitted,
Anne Hunter, Secretary