

Carolina Dunes Board Of Directors
Minutes of September 27, 2000 Meeting

The Board of Directors of the Carolina Dunes Homeowners Association met on September 27, 2000 at the home of President, Ashby Baum. Present were: Ashby Baum, Gary Roche, John Kerch, Madeline Roche, Hal Kalman, John Darnell, Jim Gresham, Carolyn Baum, Barbara Kerch, and Anne Hunter.

The meeting was called to order by Ashby Baum who indicated the primary purpose was to discuss the effect of the sale of the property on which the Carolina Dunes sign partially rests. President Baum received a telephone call from the Bill Small who asked what we wanted to do regarding the sign since the lot has been sold. Mr. Small was advised by Mr. Baum that the sign belonged to Mr. Small and had been maintained by the Homeowners Association. Mr. Small suggested Mr. Baum meet with his son, Elvin Small, who is an attorney. The purpose of this meeting is to clarify our position for the meeting with Elvin Small.

The lot in question faces Highway 12 and borders Wigeon Road and has been sold, however, we do not know if it has gone to settlement. The Carolina Dunes sign is partially on this lot, and the well that was purchased by the Homeowners Association is on the lot. The Association was given verbal permission from the Small Brothers to install the well since it is used to maintain the garden around the sign. Prior to meeting with Elvin Small, we will determine the exact position of the other Carolina Dunes sign as well in order to be prepared.

The conclusion after discussion was that we will ask the Small Brothers for a permanent easement for the portion of both lots involved.

There was a question from Madeline Roche regarding the liability issue should someone be injured in the area of the sign since the Homeowners Association has a legal easement to maintain the sign. We need to contact our insurance agent to be sure this is covered since we do not own the sign. Ashby will contact our agent, the G.R. Little Insurance Agency, and report back.

We may get the issue of an easement settled more readily if we could assure the owner of the lot that we will indemnify him of any liability. We will need to get this in writing from our agent.

Ashby reported he was advised by the Department of Transportation that the Carolina Dunes roads paving will begin September 28, 2000.

Hal Kalman introduced the subject of membership in the Homeowners Association. We have approximately 206 eligible members and approximately 50 who have never paid dues or joined the Association. Question of what to do was the subject of extensive discussion, and it was decided that all Committee members would call non-members in an attempt to get them to join

the Association. Carolyn Baum will get telephone numbers of the non-members.

Hal Kalman has done research on what the more expensive areas have to offer that Carolina Dunes does not have to offer property owners and renters. Duck Landing has an indoor pool and clubhouse and other areas have tennis courts, docks, outdoor pools and the annual dues are much larger to provide upkeep of these amenities. He proposed a feasibility study in order to determine if it is possible in Carolina Dunes to add any of these amenities. There was a question of whether or not the covenants allow pools, etc. They do not address this issue.

Hal Kalman volunteered to chair this committee and Anne Hunter volunteered to assist. John Kerch stated for the record that he is against this concept and believes it is unworkable. Ashby requested a motion. Hal Kalman moved that a feasibility study of amenities including estimated costs to maintain and operate be made with regard to pool, club house, tennis courts and recreational facilities and there being no further discussion the motion was passed. Hal Kalman will report at the next meeting.

John Kerch gave a treasurers' report. We have assets of \$13,457.00 which is three thousand dollars more than last year at this time. We are fortunate that no major storms have caused extensive damage to the walkways and stairs to the beach.

The discussion returned to the topic of membership in the Association. Madeline Roche asked if there was any problem with a study into whether or not it would be possible to legally have mandatory membership in the Homeowners Association. Hal Kalman stated that in order to do this we would need to change the covenants, and to accomplish this we would need 100% of the property owners in Carolina Dunes to agree to this course of action. Various other courses were discussed, including whether or not to send the newsletter to non-members. Carolyn Baum indicated that in each mailing of the newsletter requesting membership there had been enough new members obtained to cover more than the cost of the mailing.

Madeline Roche has a request from Sheila Kalman to send a copy of the newsletter to the Drucker family as a courtesy as they are long time renters in Carolina Dunes. This will be done. Sheila also suggested recognizing those who are members in some way.

Carolyn Baum suggests the Committee look into putting wooden bulkheads on the corners to prevent the sand from gathering in the roads. During the discussion that followed, it was agreed that since the sand comes from the higher lots it should be the responsibility of the Dept. of Transportation. Carolyn m will investigate having the Dept. of Transportation clean the roads, and if they do not, to contact Mr. Shearhouse who does our maintenance on the walkways to determine what he would charge for this service.

Madeline Roche asked Ashby Baum whether or not we had received the legal documents from our attorneys regarding the five dedicated areas. We have received an additional legal billing. Ashby Baum expects to receive these documents in the near future.

Carolyn Baum reported that the goose has been stolen from the large Carolina Dune sign. As

these are no longer available from Walmart, she has purchased another goose to replace it. There was additional discussion regarding the decoration of the sign area.

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Anne Hunter, Secretary