

CAROLINADUNES

an Ocean to Sound Community



Board Meeting Minutes 2011-09-14

Ron Blunck called a teleconference meeting to order at 8pm. Attendees included:

Ron Blunck, President
Christopher Blunck, Treasurer and Secretary
Tom Dorsey, Board Member
June Forlano, Board Member
Lorraine Schmidt, Board Member

Ron recently solicited feedback from the community regarding the number of repairs the board should plan to make each year to the walkways and steps leading down to the ocean. The current results of the email survey are as follows:

18 owners recommended planning for 3 repairs per year
37 owners recommended planning for 2 repairs per year
9 owners recommended planning for 1 repair per year

5 owners said they were ok with more repairs per year but were not specific

The topic of raising the dues was discussed in light of the recent feedback from Ron's survey of the community. The general consensus was that raising the dues to \$100 would be ok. Christopher expressed concern that the roughly 70 respondents may not reflect the wishes of all 223 home owners in the community. A vote was taken to raise the dues to \$100 and it was decided 4-1 to raise the dues starting January 1, 2012.

The board discussed repairs to the walkways and different approaches to take. One suggestion made was to repair 1 set of steps now and then repair the other steps in the Spring. Another suggestion made was to pull back the walkway to the east of the dune line and build some temporary steps to the dune that allows people to walk down the front of the dune. If this was

done, then in the Spring we would install permanent steps.

The topic of mandatory dues was discussed. To do this the legal Carolina Dunes covenants would have to be modified to state that The Association would have the authority and power to set and collect dues from all property owners. The trouble with this approach is that it would take tremendous effort and expense on the part of the Association to enforce the rule should an owner fail to pay.

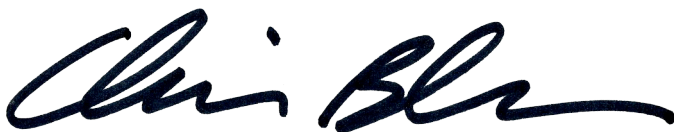
The board also discussed the issue of replacing the community signs. Last Spring we planned to replace the signs. However, given the damage we received from Irene the Association decided to wait on repairing or replacing the signs in order to focus on repairing the walkways and steps.

Also, the topic of signage on the ocean was discussed. There are multiple signs that have been placed at our walkways to the beach over time. Lorraine agreed to take the lead with looking at replacing multiple signs with a single sign that just highlights the important information.

Lastly, Ron has been talking with Michael Thompson from Dominion Power. Dominion provides electrical service the Town of Duck and the Outer Banks. Ron is trying to get more information about how the electrical grid within the Town of Duck works and why certain areas might have electricity while others may be without electricity.

The meeting adjourned at 9:30pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Blunck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher Blunck
Treasurer and Secretary