

# CAROLINADUNES

*an Ocean to Sound Community*



## Meeting Minutes 2011-10-26

### Attendees:

- Frank Evans
- Tom Dorsey
- Christopher Blunck
- Vicki Hatch
- Ron Blunck

Ron called the teleconference to attention at 7:40PM.

Tom Dorsey met with several vendors and the estimate we received for repairing the middle steps is \$2700. If we opted for landing in the middle steps the cost would be roughly \$3300. A quote for the northern-most steps was not obtained.

The question on the table is: should we move forward with rebuilding the steps on the northern-most access. The escarpment has not subsided considerably and the high water line still pushes up close to the toe of the dune.

Ron was recently in Carolina Dunes and commented that he saw footprints on the beach near the toe of the dune at the northern-most access, which suggests that there has been enough room for people to walk along the beach and those footprints are not being overcome by the ocean tides. That's a positive sign.

The board discussed the pros and cons associated with repairing the northern-most steps. Some oceanfront owners have already repaired their steps and while that has been very positive we have also heard from various owners and repairmen that some of the repaired steps have already had to have been repaired/replaced again. It was also noted that the cost to repair steps might be the equivalent of a single week's worth of rental for a large oceanfront house. This may make it practical/economical for ocean front owners to do more repairs.

A question was asked if we have any liability risk associated with not repairing the steps. Because the Association owns the walkway and the steps there is a liability potential here but the Association has liability insurance and we have taken steps to ensure that the steps are properly marked as not functional and protected from the general public from unknowingly walking down the walkway and mistakenly walking off the end of the walkway.

A vote was taken to repair the northern-most steps. The vote was unanimous to repair for the following reasons:

1. It will reduce trespassing onto the property of ocean-front homeowners adjacent to the access path
2. The estimate for the middle access was below what was expected and thus funds are available to pay for the repairs.
3. Making repairs prior to Thanksgiving will have the added benefit that guests in Carolina Dunes will have increased access to the beach and will be able to better enjoy their stay.

It was noted that the steps will likely be damaged (or maybe washed away entirely) by winter and spring storms and that additional repairs or replacements may be necessary. However, the board felt that we have sufficient funds in the treasury to incur the cost of a Sprigtail repair now and that the added benefit of repairs today outweighs the costs of deferring repairs until the spring.

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  
Secretary, Carolina Dunes Association