

Golf North Property Owners Association
Board of Directors Regular Meeting
Meeting Date: Tuesday, April 19, 2022
Meeting Location: Carolina Trace Country Club

Board Members Present: President, Greg Woleck; Vice President, Vaughn Challingsworth; Susan Miller, Secretary; Joanna Aniolowski, Treasurer: Roads & Grounds, Derrick Hye; Architectural Chair, Gary Henry.

Board Member Absent:

CTA Representative, Mary Wild.

The meeting was called to order at 6:40 pm

March meeting minutes were approved

Officers Reports & Discussions

Joanna Aniolowski (Treasurer)

- Financial Report for end of March 2022
- Joanna is new to the board of directors and the treasurer position last month. Joanna will be reviewing the financial files and current budget to gain a better understanding of all financials.
- Joanna will be going through the insurance policy to better understand what is covered under the plan. Note: we are under a package through Carolina Trace with all other communities within Carolina Trace.

Greg Woleck (President)

- Greg made a motion to purchase some solar lights for the front entrance. Per a suggestion at open meeting to increase lighting on entrance. Seconded by Vaughn Challingsworth, all were in favor.
- Greg Woleck announced he would be resigning from the board due to personal reasons.

Derrick Hye (Roads & Grounds)

- Derrick submitted a few quotes 1. to mulch the front entrance. 2. Add rocks at corner of Burning Tree Circle for drainage issues. 3. Rock border around

cul-de-sac on Homestead Cove. Unfortunately, we will have to wait on all additional Roads & Grounds project, since none of these items were requested and therefore budgeted for 2021.

- Roads & Grounds contract is up for renewal at the end of May 2022. Leon Godfrey has submitted a quote for 2022 with a few changes and a slight increase. Derrick will also get at least one more quote for comparison. The board will review/ discuss and vote on a contract at the May 2022 board meeting.
- Derrick will be going around with a contractor to confirm what tree roots and areas in the roads will need to be dug up, roots dug out and road repaired due to roads bucking throughout Golf North.

Susan Miller (Secretary/Pool)

- Pool Contract for 2022 is still with Josh Godfrey of Lee Pools.
- Pool bathrooms floors will be deep cleaned and painted prior to opening.
- New LED light fixtures will be installed in both bathrooms to light up the bathroom for safety reasons. The old fixture was an old style that only held one light bulb.
- Pool will open on Sunday, May 15th.
- Pool hours for May will be 10:00 am to 7:00 pm.
- A quote was submitted from Lee Pools to install two new handrails in the shallow end for elderly residents to be able to have support to enter and exit the pool. The new rails are a new design will angle down towards the water. The quote was accepted and approved for \$2,200. Parts were \$1,200 and labor was \$1,000. The rails will be installed prior to the pool opening.

Susan Miller (Secretary)

- A request will be sent out to the community asking anyone that would like to be included in a Golf North phone directory. It was requested at the annual meeting that a new request be send out.
- On Saturday May 7th, new residents will be visited, and their homes and a token gift will be given.
- Social Announcements were as follows 1. Wednesday night gatherings at the pool will start on Wednesday, May 18. Residents gather to share appetizers and socialize starting at 6:00 pm. Bring your beverages. 2. End of month potlucks will be held on Friday, May 27th, Friday, June 24th, Friday,

July 24th and Friday, August 26th. Potlucks begin at 6:00 pm, under the pool pavilion. Everyone brings a dish to pass, paper products will be provided. NO GLASS is allowed in the pool area.

- Lot update, several lots have been sold to new owners in the last few months and two lots are in the process of building and one more is expected next month. Approximately, 10 lots have been sold to new residents.

Gary Henry (Architectural/Pool)

- Manning Realty completed the home on Homestead Cove and sold it on March 2022.
- A lot on Pebble Beach is under construction
- Another home is under construction on Jones Circle.
- In addition, one is expected to begin building next month on Merion Circle.
- This growth has added an additional \$9,000 to the Road Reserve. As each lot is charged \$3000 for road maintenance fees, and \$2,000 for escrow to cover additional charges.

Old Business

- Additional discussion took place regarding the Bylaws and Rules and Regulations proposed changes. The board will seek legal advice and details will be sent out to the community in the coming months.
- Concern about rental homes throughout Golf North and number of lots one builder can purchase were discussed and the board will be gathering information for the community.

Next meeting will be held Tuesday, May 24, 2022

Meeting adjourned at 8:15 pm

Respectively submitted,

Susan Miller
GN POA Secretary
gnpoasecretary@gmail.com