

From the Chairman, Gary Caison:

Landfall Council of Associations December 9, 2025, Board of Directors Meeting Summary

A regular meeting of the Board of Directors of the Landfall Council of Associations (LCOA) was held on Tuesday, December 9, 2025. LCOA financials for the period ending October 31, 2025, were reviewed. The total Landfall COA Operating equity, ended with an overall net income of \$277,000 and was \$134,000 over budget plan. The LCOA Income was over budget \$81,000, excluding the AT&T Door Fee Income. The Capital Improvement Fund (CIF) Equity ended the period at \$5,508,000 and is projected to end the year at \$4,828,000. Landfall Association Services (LAS) ended with a net income of \$105,000, which was \$32,000 better than budget plan. Landfall Owners Services (LOS) ended with a net income of \$356,000 which was \$20,000 under budget. This LOS under budget decreased \$41,000 from August.

The Board annually follows the recommendation of the LCOA auditor to comply with IRS Revenue Ruling 70-604, regarding any excess income over expenses for the year. The resolution states that any excess income may be applied to the following year's assessment revenue and the corporation is not taxed on that excess.

The Board determined that the remaining 2024 Carryover Funds in the amount of \$17,500 should be dedicated to Landfall's current streetlight network. As a result, you will begin to see immediate progress in this area over the next few weeks with the Quarter 1 of 2026 goal being to ensure that all of Landfall's streetlights are operational.

The Board approved the 2026 slate of candidates recommended by the Nominating Committee, for the LCOA Board of Directors 2026 Election as follows:

- District 1 – Kelly Garnett and Peter Smoot
- District 2 – Helen Herbert and Gib Laite
- At Large – Tim Gardner and John Hodgson

The LCOA's objective is for the Nominating Committee process to generate community interest in serving on one of our various Committees or as an LCOA Board representative. Again, in 2026, the LCOA Board election will be completed via an electronic voting platform. You will receive information related to this process in mid-to-late January 2026. Please ensure that the LCOA has your current contact information and be on the lookout for this email. For owners without an email address, paper ballots will be mailed via USPS. The Board would appreciate every owner participating in this process.

The Board ratified action taken between meetings related to the LCOA's counteroffer that was made to the North Carolina Department of Transportation (NCDOT) offer of \$42,075 for the Drysdale Drive Road Right of Way acquisition and Temporary Easement.

The Board also approved the acceptance of the \$77,000 offer from the NCDOT to settle the Drysdale Drive Right-of-Way and Temporary Easement use related to the U-5710 Project. However, the LCOA has inquired as to who will be responsible for all future maintenance and repair of the painting on the road surface following acquisition. We are awaiting a response to that inquiry.

An update was received regarding streetlight maintenance and the newly improved system mapping for the Landfall community. Earlier this year, Duke Energy Progress (Duke) provided a lease proposal to LCOA to replace Landfall's streetlight network. However, a more formal quote from Duke is expected in the July 2026 timeframe so that a precise upfront installation cost for the community can be determined. This delay in taking

action regarding this project has provided the LCOA time to complete an audit of the current streetlight network within Landfall to include outages and overgrown landscaping. At this time, there are 62 non-working streetlights. Over the next few weeks any trees that are engulfing streetlights are being trimmed, and the streetlight fixtures are being cleaned. In early January 2026, the repair of any non-working streetlight will begin, with the priority being the areas of the community that are completely without streetlights.

The quarterly traffic reports for September 2025 were reviewed. During a seven-day period 46,263 vehicles entered the Landfall community. This traffic report reflected that the Arboretum Gate was the most utilized, followed by the Drysdale and Eastwood Gates. Approximately 62% of these vehicles were residents and 38% were guests. Since August of 2019 the traffic entering the community has increased by nearly 6% overall.

LCOA Management recently met with Management from the Country Club of Landfall (CCL), and a representative from 911 New Hanover County Emergency Services. This meeting was held to discuss opportunities to improve 911 responses in Landfall to the non-street addressed areas, such as the golf courses and the Nature Trails. 911 has now implemented Rapid SOS in New Hanover County wherein so long as the Location Services are turned on for the mobile device making the call, the emergency location will be immediately identifiable to 911 dispatch. In addition, CCL's committee members are developing communication pieces, stickers for the golf carts on what to communicate to 911 in the event of an emergency and discussing safety training classes for their members. Communications for both CCL and the LCOA will focus heavily on ensuring that Location Services are active on any mobile devices when playing golf or utilizing the Nature Trails. Collaborations will continue as LCOA works with CCL on this initiative and related communications with the community.

The updated 2026 - 2028 road maintenance map was reviewed in detail by the Board. The Board has approved expediting some of the large upcoming road paving expenditures to complete the road improvement project three years earlier than planned. This aggressive road maintenance plan is a great benefit to the Landfall community in appropriately maintaining our infrastructure for years to come.

The Country Club of Landfall (CCL) Board has expressed concern about the traffic and parking on Sun Runner Place during the annual 4th of July Fireworks event held on July 3rd. Currently, the plans for the 2026 event will include the elimination of parking on Sun Runner Place and Arboretum Drive. In the spirit of preserving this Landfall tradition, LCOA Management will continue to work with CCL Management leading up to the event to ensure that there are plenty of volunteers to cover the surrounding area on the night of the event and ample communications to the Landfall community.

All meetings adjourned with the next meeting scheduled for January 27, 2026, at 3:00 p.m.

"Please be aware, the Chairman's Summary included herein is not the official minutes of record for the Landfall Council of Associations, Inc. (LCOA). This is a summary of the LCOA bimonthly Board meetings for informational purposes only. The official minutes of record from the Board meetings are made available following formal Board approval."