

From the Chairman, Gary Caison:

Landfall Council of Associations January 27, 2026, Board of Directors Meeting Summary

A regular meeting of the Board of Directors of the Landfall Council of Associations (LCOA) was held on Tuesday, January 27, 2026. LCOA financials for the period ending December 31, 2025, were reviewed. The overall financials included total Landfall COA Operating Equity, ending with an overall net income of \$322,000. The COA Income was over budget \$118,000, excluding the AT&T Door Fee Income. The Capital Improvement Fund (CIF) Equity ended the period at \$5,088,000 with \$187,000 in Capitalization Projects carried over to 2026. Landfall Association Services (LAS) ended with a net income of \$134,000, which was \$50,000 better than budget plan. Landfall Owners Services (LOS) ended with a net income of \$324,000 which was \$19,000 over budget plan.

The Landfall Council of Associations ended the year 2025 with an overall combined net income of \$323,694. The Board approved the Finance Committee's recommendation for the 2025 remaining net income allocations providing for an additional Restricted Capital Improvement Fund (CIF) contribution of \$166,183. The remaining funds were allocated to various Capitalization Projects planned for 2026 and Landfall COA Operational needs.

The maintenance that the LCOA Board requested to be done to the Helmsdale Homeowners Association (Helmsdale HOA) common area bridges prior to turnover has now been completed by the original Developer, Preston Development. The LCOA Board approved the acceptance of the Helmsdale HOA common areas for management and maintenance by the LCOA as Shared Common Area, contingent on the removal of the gates located on Helmsdale Drive and Winchester Terrace.

Headway continues to be made regarding the streetlight repairs and mapping of streetlight locations by geocoding each streetlight. In the near future, University of North Carolina Wilmington (UNCW) interns will be working with the LCOA to implement the Low-Power Wide-Area Network (LPWAN) that will set up the foundation for electronic controls and monitoring of the Landfall streetlight network. Landfall Maintenance has restored approximately 96% of Landfall's streetlights over the past six weeks and their objective moving forward will be to have no more than a 2% outage rate or approximately 15 streetlights out at any given time.

We will also be working with Duke Energy over the next couple of months to obtain a more detailed understanding of the potential upfront installation costs associated with the Duke Streetlight project. We expect to have more information on this evaluation by the June/July timeframe.

The mapping of the LCOA's software data components is underway with Northstar Technology (Northstar). As the owner mobile app and owner website design is completed and functionality established, links will be sent to the Software & Technology Ad-Hoc Committee members and the LCOA Board members for beta testing. Next steps will include remote LCOA Staff training starting the week of February 2nd and continuing with onsite Staff training the week of February 9th. The new software is expected to be live for roll out to the community by mid to late March 2026.

The 2026 LCOA Board of Directors election was emailed via Election Buddy on January 19, 2026, along

with mailed copies to owners without email addresses on file with the LCOA. This year there are Representative positions open in District 1, District 2, and one At-Large position. Reminders will be emailed periodically throughout the election process to those that have not yet voted. The election runs through March 5, 2026. We encourage everyone to vote!

The Easter Egg Hunt at the Temple Gardens is scheduled for April 4, 2026, and the annual Fireworks Celebration at the Country Club of Landfall (CCL) is scheduled for July 3, 2026. The LCOA will be working closely with CCL on a Security plan for this year's July 3rd festivities. The LCOA Annual Informational Meeting will be held on March 26, 2026, at 5:00pm at CCL. We hope to offer the Meeting via Zoom this year so be looking for more information and please plan to attend.

All meetings adjourned with the next meeting scheduled for March 24, 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."