

From the Chairman, Gary Caison:

Landfall Council of Associations July 29, 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, July 29, 2025. LCOA financials for the period ending June 30, 2025, were reviewed. The overall financials were summarized to include total Landfall COA (LCOA) Operating equity of \$142,000, which was \$31,000 over budget plan. The Capital Improvement Funds (CIF) Equity ended the period at \$5,877,000. The third quarter CIF forecast projects an ending balance on September 30, 2025, of \$5,282,000, since street and storm water maintenance expenditures are anticipated to be \$1,086,000. LCOA income was over budget \$15,000. This included two unbudgeted assessments in Battery Park of \$4,000 and additional income of \$13,000 from Architectural Review Committee (ARC) fines and other income. Landfall Association Services (LAS) ended with a net income of \$53,000, which was \$20,000 over budget plan. Landfall Owners Services (LOS) ended with a net income of \$135,000 which was 61,000 under budget plan.

The final AT&T door fee payment, associated with the 2024 fiber install project, of \$50,850 was received. The Finance Committee reviewed the allocation of the total funds received from AT&T in the amount of \$103,462. These funds will remain in the Operating Account, earmarked for streetlight repairs and maintenance.

That Board approved the Landfall community's participation in the April 9-11, 2027, Azalea Garden Tour presented by the Cape Fear Garden Club, subject to the use of trolleys for non-Landfall residents in and out of Landfall. The tour was last held in Landfall in April of 2023. In addition to the Landfall Community Garden and the Kenan Chapel, the homes included on the Landfall tour are as follows:

Bob and Audree Rosburg ~ 816 Shell Point Place
Peter and Robin Chandler ~ 2044 Montrose Lane
Allan & PJ Middleton ~ 2004 Balmoral Place
Karen Root ~ 602 Dundee Drive

The Board approved the Software & Technology Ad-Hoc Committee's recommendation to sign a four-year contract with Northstar Technologies, Inc. This software will be utilized by Administration, Accounting, Security and Maintenance, as well as Landfall owners. The costs associated with the transition to Northstar were approved with the 2024 Excess Income Allocations, with the total project to be fully funded as a Capitalization Project.

The LCOA has received a permit from the City of Wilmington for the removal of the trees located in the Drysdale Drive medians in preparation for the road construction to

provide two entrance and two exit lanes. The \$500,000 estimated cost for road construction, partial wall and median demolition and tree removal will be partially funded by prior year's Excess Income Allocations totaling \$309,000. The difference of \$191,000 will be funded by the sale of a small portion of Drysdale Drive, at the Military Cutoff intersection, to the North Carolina Department of Transportation (NCDOT) and the Capital Improvement Fund's annual road improvement plan.

The LCOA Owner Community Improvements Survey will be delivered to owners via Survey Monkey on August 4, 2025, and close on August 18, 2025. The executive summary of the results will be provided for Board review at the September Board meeting and then shared with the community. The final results will be considered this fall during the preparation of the 2026 budget. Please plan to participate and complete your survey!

The June 2025 traffic count analysis determined that 49,189 vehicles entered through Landfall's three security gates over a 7day/24-hour period. The Arboretum gated entrance was the most utilized entrance at 41% of the traffic, with the Drysdale gate at 30% and Eastwood gate at 29%. An overall owner to guest ratio of 62% owners to 38% guests continues to be consistent. Since 2019, we have seen an overall increase of 9.79% in the number of vehicles entering our gates overall.

The 2025 Community Association Institute (CAI) Annual Conference for the North Carolina (NC) Chapter will be held at the Wilmington Convention Center in August. During this conference, the LCOA will be recognized for earning the 2025-2027 Community Association Institute CAI-NC Seal of Distinction. Our two LCOA Chief Officers, as well as myself, will be in attendance to accept the honor on behalf of the LCOA.

The LCOA has been in discussions with Duke Energy regarding the potential for Duke to take over maintenance, repair and replacement of all of Landfall's streetlights. The current street light infrastructure wiring is over 35 years old and will at some point need to be completely replaced. The Board has requested that Duke Energy representatives make a formal presentation to the Board for future consideration.

The current waste services Agreement with Wall Recycling DBA Liberty Waste Solutions (LWS) expires on February 28, 2026. The Agreement provides for additional optional years allowing the LCOA to bid for services with other service providers, as well as possible renegotiation with LWS. Request For Proposals (RFPs) will be sent on August 1, 2025, with a due date of September 5, 2025.

LCOA Board members and LCOA staff met with the North Carolina Department of Transportation (NCDOT) on June 17, 2025, regarding the latest construction completed on Drysdale Drive at Military Cutoff Road. NCDOT Engineers are currently evaluating

our concerns with the intersection, related to the traffic patterns and level of traffic, and are considering alternatives for further construction modifications within the current footprint. We will keep you posted with any updates.

In conjunction with the Drysdale Drive widening project, the Board has given consideration to manning the Drysdale Drive Security Gate 24/7. As a result, the LCOA has started contemplating designs related to the Gatehouse reconstruction that would be required. Once the design drawings are complete and the cost of the project is determined, the Finance Committee will consider the viable funding mechanism for the reconstruction costs.

The Battery Park Homeowners Association has submitted an initial request for turnover of the Battery Park Common Areas to the LCOA for future maintenance, repair and replacement as Landfall Shared Common Areas. This is in the preliminary stages, as there are requirements that must be met before formal acceptance. Additionally, the Helmsdale Homeowner's Association has expressed their desire to begin the Helmsdale Common Area turnover request process as well. The LCOA and Board are working through our due diligence regarding these upcoming actions.

All meetings adjourned with the next meeting scheduled for September 23, at 3:00p.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."