

From the Chairman, Gary Caison:

Landfall Council of Associations May 26, 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, May 26, 2026. LCOA financials for the period ending April 30, 2026 were reviewed. The overall financials included total Landfall COA Operating Equity, excluding the Landfall Community Garden and remaining carryover funds, ended with a Net Income of \$79,000 which was \$142,000 better than budget plan. The LCOA Income was over budget \$70,000 while Expenses were under budget \$42,000. The Capital Improvement Fund (CIF) Equity ended the period at \$5,970,000 with \$129,000 in Capitalization Projects. This balance includes \$81,000 for software research and development and \$48,000 for other projects. Landfall Association Services (LAS) ended with a Net Income that was \$9,000 better than budget plan. Landfall Owners Services (LOS) ended with a Net Loss that was only \$13,000 under budget plan.

Both the Country Club of Landfall (CCL) and the LCOA are considering the installation of a crosswalk across Drysdale Drive from the LCOA Recreation Facility/Bus Stop to the CCL Sports Center. As a safety matter, the plan was provided to the Covenants & Security Committee and discussed at their May 13, 2026, Committee meeting wherein they approved the installation, but requested that the Board carefully consider the best location. The Board has requested that LCOA management develop a design plan to include the crosswalk and the necessary sidewalks along both Drysdale Drive and the Postal Station entrance for further review.

The month of May has been dedicated to full, internal utilization of the new NorthStar Technology software. This has presented many unforeseen challenges that staff is diligently working through. The owner application is awaiting the merchant accounts set-up for online payments, prior to Committee and Board testing. We anticipate that this may be ready for roll out by mid-late July.

The joint LCOA and CCL July 3rd fireworks display show Security traffic plan has been finalized. The notification to the community will be sent in early June, with follow-up emails sent closer to the date of the event.

The Helmsdale developer officially removed the Helmsdale Association gates on May 15, 2026. This has satisfied the Board's final requirement for acceptance of the maintenance, repair and replacement of the Helmsdale HOA Shared Common Areas.

It was discussed that the Duke Energy estimate to install their streetlight network in the Woodbridge HOA came in at a cost of \$27,780 for 17 streetlights. This level of install cost was due primarily to the boring that was required because of the number of driveways in Woodbridge. Duke Energy will evaluate three additional communities; those details will be provided once received. At this time, there are five streetlight outages in our current streetlight network.

The digital tracking and analysis program under development by the University of North Carolina at Wilmington (UNCW) interns is in the testing phase. Once the initial device is ready to be tested for functionality, it will be installed on a fountain and streetlight timer.

In a related topic, the small cell tower initiative to enhance cellular service may not be possible with Duke Energy streetlight poles. Once the final decision has been made regarding keeping our current streetlight network or installing the Duke network, then the topic of small cell towers may be one for consideration.

The Civic Improvements Committee of the Cape Fear Garden Club has selected the Arboretum Entrance of the Landfall community as their "2026 Beauty Spot" for a community entrance. Landfall won this award in 2018 and is proud to have been selected for this honor. The Civic Improvements Committee will present the award to Landfall on June 3, 2026.

The Rules and Regulations are currently under review by the Covenants & Security Committee (C&S). The proposed Amendment centers around first citations for offenses and parking in the Landfall community. C&S is considering the Rules and Regulations in their entirety to ensure that the proposed amendments capture all necessary revisions. The proposed amendment will be finalized at the June C&S meeting and available for Board review at the July Board Meeting.

All meetings adjourned with the next meeting scheduled for July 28, 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."