

From the Chairman, Gary Caison:

Landfall Council of Associations September 23, 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, September 23, 2025. LCOA financials for the period ending August 31, 2025, were reviewed. The total LCOA Operating equity of \$152,000, was \$34,000 over budget plan. This amount excluded the remaining carryover funds and Landfall Community Garden funds. The Capital Improvement Funds (CIF) Equity ended the period at \$6,017,000. The third quarter CIF forecast includes street maintenance expenditures of \$801,000 that will not occur until the fourth quarter. LCOA income was over budget \$90,000. This amount included the second half of the AT&T door fee payment of \$51,000, additional citations of \$18,000, additional Architectural Review Committee (ARC) Income of \$7,000, and two unbudgeted assessments in Battery Park of \$6,000. Landfall Association Services (LAS) continues to exceed budget plan ending August with a Net Income of \$75,000. Landfall Owners Services (LOS) ended with a Net Income of \$228,000 which was under budget plan.

The Board ratified action that took place on July 23, 2025, when they agreed to settle a Landfall Owner Services (LOS) damage claim for \$35,000 in exchange for an executed Release of All Claims. The Settlement Offer and Acceptance as well as the Release have been executed, and payment was finalized.

The Board ratified action that took place on July 29, 2025, when they agreed to accept the North Carolina Department of Transportation (NCDOT) offer to settle a claim associated with the U-5710 Eastwood Flyover Project, in the amount of \$57,750. This claim will require removal of a small section of Landfall's perimeter white wall that runs adjacent to Eastwood Road. Once received, these funds will be earmarked for the reconstruction of the perimeter wall in conjunction with the future demolition by NCDOT.

The Board discussed the LCOA's annual road improvement paving project currently underway by Turner Asphalt Company the week of September 22nd through September 26th. Additionally, in conjunction with this paving project, Turner Asphalt will also complete the first phase of the widening project on Drysdale Drive. The Drysdale Drive security gate enhancements to include a resident-only lane will be completed by early November. Announcements and ongoing status updates will be provided to our owners as the project progresses.

The LCOA's collaboration with Northstar Technology, Inc. for software development is underway with initial design and content meetings for the Landfall public and private websites. The target go-live date remains February 2026.

Thanks to those of you who participated in the 2025 Landfall Shared Common Area Enhancement Survey. An Executive Summary of the Survey has been completed and will be posted on the Landfall website and emailed to all Landfall owners. Based on the Survey results, the three potential enhancements of primary interest to the survey respondents are sidewalks, a dog park, and waterway access. The Board will review these areas, as well as other topics of interest resulting from the survey,

in detail as a part of their 2026 budget workshops.

Thanks to the HOA Presidents and the Building & Grounds Committee (B&G) for their input on the selection of the streetlight fixture for the Duke Energy streetlight project. The Board has selected the Open Mitchell fixture with a fluted aluminum pole. At this time, Duke Energy is developing an engineered design plan for fixture placement and wiring. Approval to execute the 10-year term lease contract with Duke Energy will be included in an upcoming open session Board meeting.

Water access at the Landfall Shared Common Area of Overlook Park, as found on the New Hanover County Registry, has been researched by Landfall staff. The Board will be reviewing this topic further in the future. In the meantime, the cost of LCOA legal review regarding our riparian rights and the various governmental agencies involved in this potential project will be considered as a part of the 2026 budget.

As previously reported, Landfall's current waste services Agreement with Wall Recycling DBA Liberty Waste Solutions expires on February 28, 2026. We have received two vendor responses from our Request for Proposal (RFP), and the Board will be meeting with each vendor and making a final selection prior to November 1, 2025.

The contractor hours of permitted work in the Landfall community has been a recent topic of discussion by both the Covenants & Security Committee (C&S) and the Board. Concerns have been expressed by a couple of Landfall residents about the noise and disruption created. After an in-depth review and discussion, the current contractor hours of 7am-6pm, Monday through Friday, and 8am-1pm on Saturdays, will remain unchanged.

Both the Battery Park Homeowners Association and the Helmsdale at Landfall Homeowners Association have submitted formal, written requests for the LCOA maintenance of their Common Areas to be maintained as Shared Common Areas (SCA). The review of these requests are ongoing with the Board.

The LCOA, in conjunction with the Country Club of Landfall (CCL), is working with the New Hanover County 911 Center (NHC911) to promote the What3Words application. This application is currently being utilized by NHC911 in emergency response and will be introduced to the Landfall community in an upcoming Landfall *Voice* article. This application could prove to be very valuable to Landfall owners, specifically in areas with no direct street access, such as the Nature Trails and the Country Club of Landfall (CCL) Golf Courses.

All meetings adjourned with the next meeting scheduled for December 9, 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.”