



LANDFALL COUNCIL OF ASSOCIATIONS, INC.
2024
ANNUAL INFORMATIONAL MEETING





OPENING REMARKS LANDFALL COA CHAIR

- Meeting Agenda
- Landfall COA Staff
- Landfall COA Board of Directors
- Landfall COA Committee Chairs
- Landfall COA Board Liaison Roles
2024-2025





LANDFALL COUNCIL OF ASSOCIATIONS, INC.

~ BOARD OF DIRECTORS ~

- **Kelly Garnett** **District 1** **Secretary, Architectural Review Committee Liaison, Finance Committee**
- **Mike Hamby** **District 2** **Vice Chairman, Buildings & Grounds Committee Liaison, Finance Committee**
- **Jason Lumpkin** **District 3** **Treasurer, Finance Committee Chair**
- **Tammy Darazsdi** **District 4** **Human Resources Liaison, Finance Committee**
- **Gary Caison** **District 5** **Chairman, Human Resources, Voice Editor Liaison, Finance Committee**
- **Arnie Leonard** **At-Large** **Covenants & Security Committee Liaison, Finance Committee**
- **Wayne Roberts** **At-Large** **Nominating Committee, Finance Committee**



LANDFALL COUNCIL OF ASSOCIATIONS, INC. ~ COMMITTEE CHAIRS ~

- **Architectural Review Committee (ARC)**
Helen Herbert, Chair
- **Buildings & Grounds Committee (B&G)**
Denise Hendershot, Chair
- **Landfall Community Garden Subcommittee (LCG)**
Tom Thompson & Cathy Crumpton, Co-Chairs
- **Communications Committee (Landfall Voice)**
Muffy Pepper, Editor
- **Covenants & Security Committee (C&S)**
Barry Selig, Chair
- **Finance Committee**
Jason Lumpkin, Chair
- **Nominating Committee**
Julie Colclaser, Chair

Community Associations

Prestwick - Debra King

Colony Club - Jimmy Taylor

Villas II - Candace Caporaletti

Lakeside Villas - Vinod Rangra

Villas I - Trish Chiarell

Turnberry - Julia Williams

Pembroke Jones - Rob Johnston

Landfall I - John Hickory

Muirfield -
Richard McGraw

Birkdale - Steve Earp

Pembroke - Tom Tully

St. Andrews - Lee Bishop

The Highlands -
Bob Sheridan

The Gates -
Christian McKemie

The Mews -
Janice Allen

Landfall II -
Tony Acevedo

Woodbridge -
Kelly Garnett

Helmsdale

Block 46 - Erin Keeler

Bay Colony - Joe Newberry

Drayton Point -
Robert Spencer

Saybrook Village - Melissa Kreps

Giovanni Point -
Bob Kaplan

Fairhaven - Nick Giachino

Regency Court

Battery Park



NOMINATING COMMITTEE



- **Number of Standing Committees & Sub-Committees: 7**
- **Total Number of Owner Volunteers: 50**
 - **Board of Director Volunteers: 7**
 - **Committee Volunteer Owners: 43**
- **Why Volunteer?**
 - **Use your Valuable Skills to Serve your Community**
 - **Get to Know your Neighbors**
 - **Get Involved in either Making Decision Important to the Community or Serve in a Role Supporting the Board that Makes those Decisions**



LANDFALL ARCHITECTURAL REVIEW 2023 ARC STATS

- **21 New Homes**
- **52 Material Replacements**
- **15 Fence Installations**
- **20 Generator Installations**
- **4 Play Equipment Installations**
- **75 ARC On Site Reviews & Owner Meetings**
- **19 Landscape Renovations**
- **132 Additions & Modifications**
- **31 Swimming Pool Installations**
- **31 Home Color Changes**
- **1 Solar Panel Installations**
- **95 Revised Approved Plan Submittals**
- **150 Approved Tree Removals**
- **104 Vacant Lots Remain in Landfall**



Landfall
SECURITY

COVENANTS & SECURITY COMMITTEE

News & Updates

- **GateAccess.net Mobile App**
- **Guest Arrival Confirmation**
- **Guest Directions**
- **Information Source**
- **Traffic Logix**
- **Level of Citations**

A Word From the Chief

- **Informative Communications on Current Concerns**
- **Helpful Reminders**
- **Details on COA Board Approved Rules Amendments**

Surrounding Development

- **Landfall Task Force ~ When We Know You'll Know**
- **NCDOT & City of Wilmington - Upcoming Projects**



CENTER POINT

Following completion of Drysdale Extension, the first phase plans development of 6 Acres, to include this Multi Use Facility including luxury apartments, Pool, Retail and Restaurants

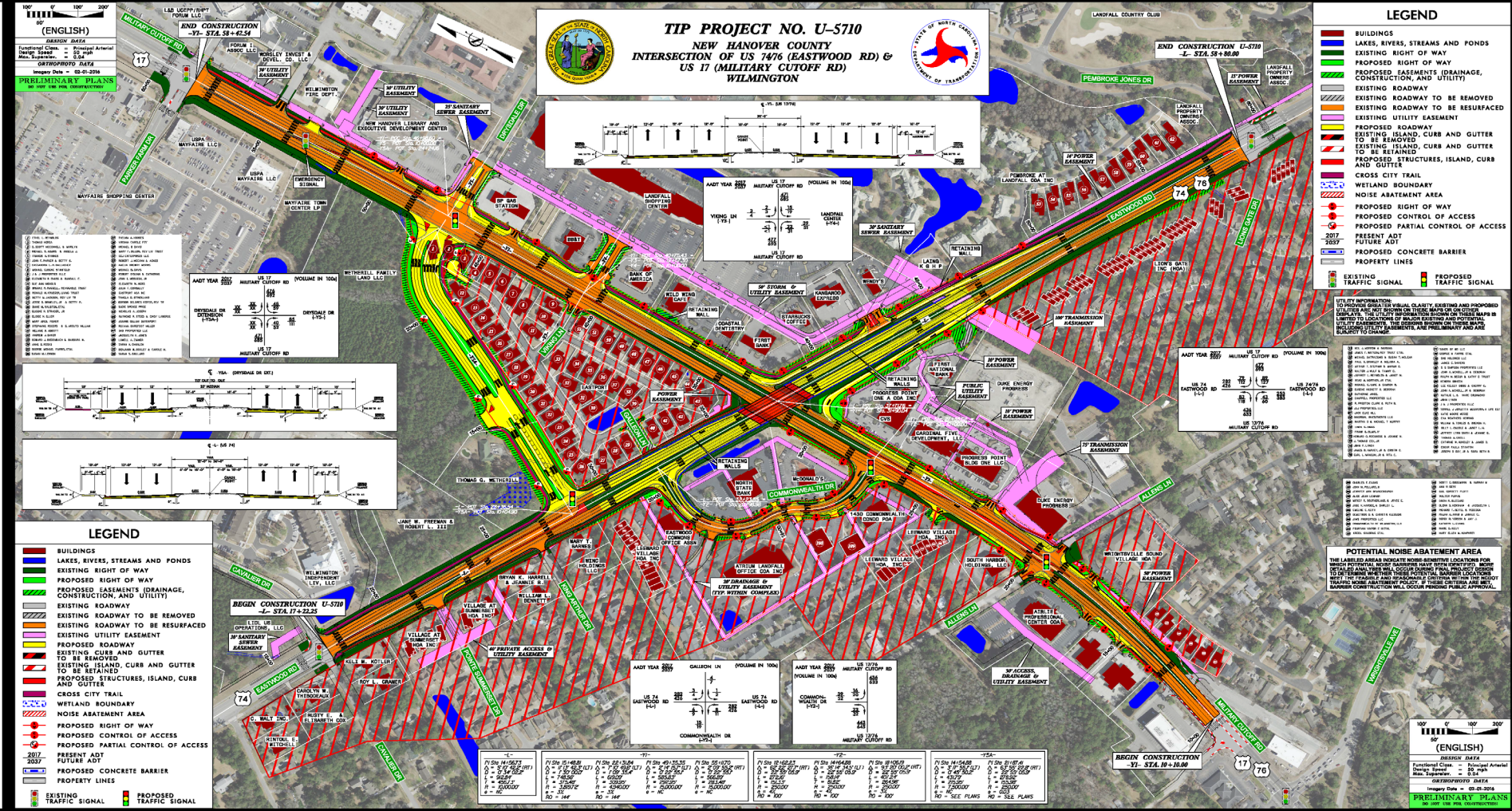


Rendering from Wilmington Biz

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UPCOMING PROJECTS



TIP PROJECT NO. U-5710
NEW HANOVER COUNTY
INTERSECTION OF US 74/6 (EASTWOOD RD) & US 17 (MILITARY CUTOFF RD)
WILMINGTON



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WILMINGTON





Landfall
SECURITY

~THE AVENUE~ BY CARROLL COMPANIES



A rendering shows The Avenue, a more than \$200 million high-end development planned for a site on Military Cutoff Road. (Rendering courtesy of The Carroll Companies)



THE LANDFALL VOICE

- **Message from the Landfall COA Chairman**
- **Architectural Review News & Updates**
- **Landfall COA Financial Report from the Treasurer**
- **Landfall Happenings by the Chief Operations Officer**
- **Security News & Updates from Chief Adam**
- **Landfall Organizations News & Upcoming Events**
- **New Owners & Recent Transfers**
- **Landfall Facts**

**The Voice is Produced by the
Communications
Committee:**

Muffy Pepper, Editor
**Mike Williams, Office
Manager**
**Gary Caison, COA Board
Liaison**
**Shelly Kearney, COA
Coordinator**



2023 GOALS ACHIEVED

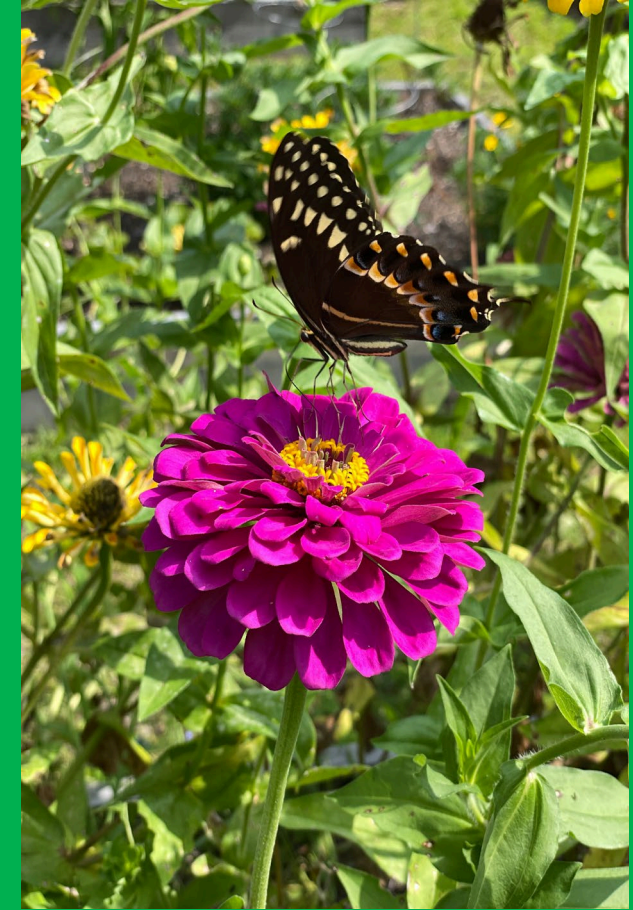
- **Landfall Community Owner Directory**
- **Updated the Landfall COA Operational Guide**
- **Updated the Landfall COA Employee Handbook**
- **Continued Ongoing Dialogue with the City of Wilmington and North Carolina Department of Transportation Related to Surrounding Development and Road Projects in our Area**
- **The Gate Access Software Program, Including the GateAccess.net Owner App is now Fully Operational**
- **The AT&T Fiber Install Access Agreement has been Executed with the Upgrade to our Community's Telecommunication Infrastructure Planned for Completion in 2024**
- **Continued the Perimeter Fencing Project**
- **Completed our Biennial Demographic Owner Survey**



BUILDINGS & GROUNDS COMMITTEE

- All Shared Common Areas Landscaping to Include the Temple Gardens Renovations
- Nature Trails Connectivity Project
- Holiday Lighting Project
- Signage Project
- Overlook Park Parking

LANDFALL COMMUNITY GARDEN SUBCOMMITTEE





2024 LANDFALL COA GOALS

- **Successful Community Events**
 - Easter Egg Hunt
 - Independence Day Celebration
 - Volunteer Luncheon
 - Holiday Employee & Board Luncheon
- **Successful AT&T Fiber Project**
 - Communication
 - Installation
 - Remediation
- **Employee Safety Training Day**
 - Communication
 - Schedule Training Sessions
- **Landfall Owner Satisfaction Survey**

LAS & LOS

LAS

- LCOA Maintenance Operations Services 21 Homeowner Associations' Landscaping and Routine Maintenance Needs
&
- LCOA Administration Services Provides 15 Homeowners Associations' Accounting and Administrative Services



LOS

- Growth Over the Years of the LOS Program
- Maintenance & Landscaping Services
- Services Offered & Resident Satisfaction



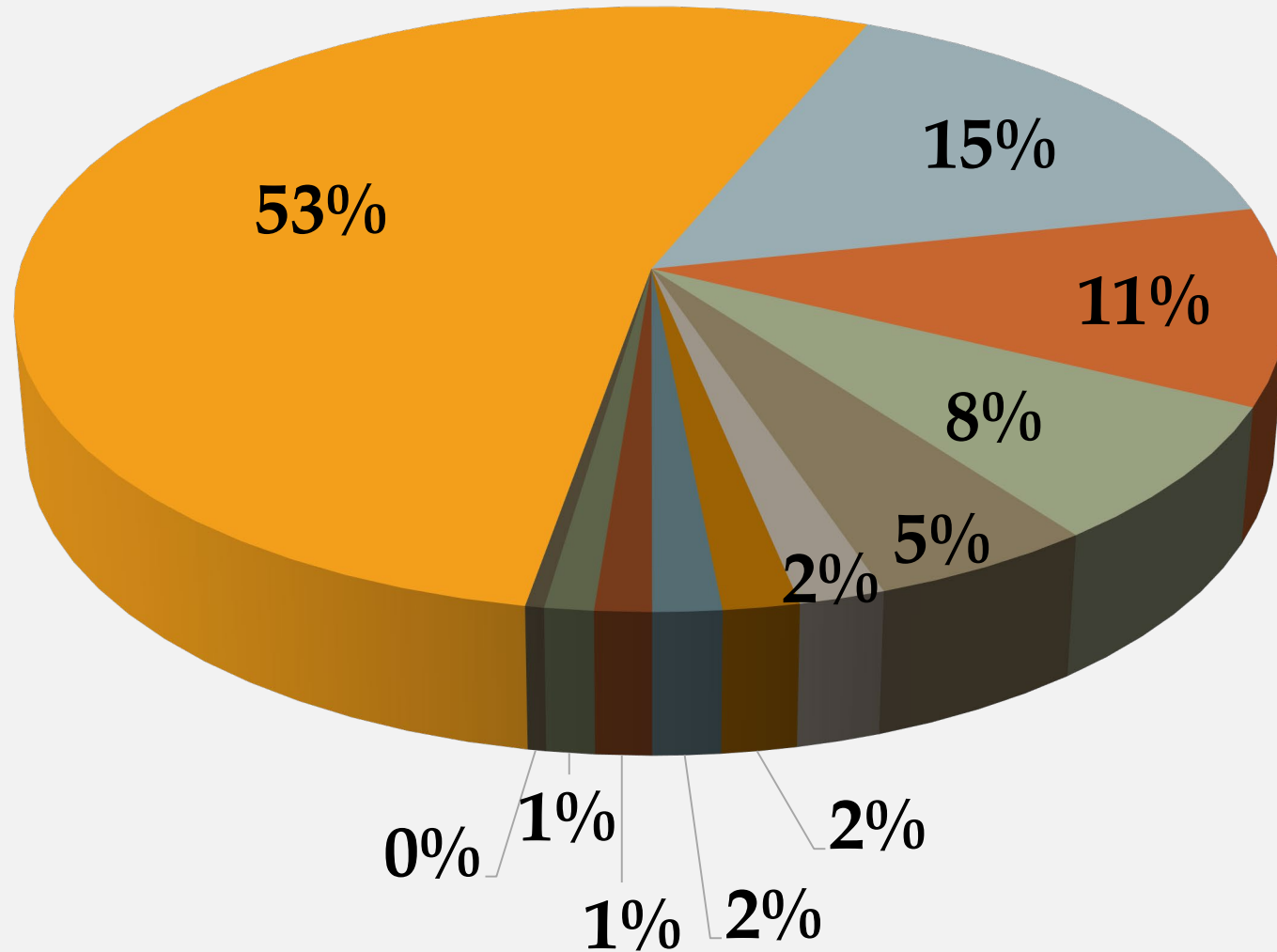
2024 CAPITAL IMPROVEMENT PROJECTS

- **Road & Concrete Improvement Projects**
- **Perimeter Fencing**
- **Streetlight Repairs**
- **Arboretum Guardhouse Renovations**





TOTAL CIF 2023 EXPENDITURES



- Streets 53%
- Stormwater Systems 15%
- Perimeter Walls & Fencing 11%
- Equipment & Vehicles 8%
- Building Repairs & Improvements 5%
- Gate & Entry Systems 2%
- Street Lights 2%
- Pond Improvements 2%
- Irrigation System Pumps 1%
- Computer Servers 1%
- Other 0%



2023 CAPITAL IMPROVEMENT FUND ACTUALS

Beginning Balance	\$ 3,226,800
Contributions (Includes Interest/Dividends)	2,367,700
Additional Contributions from Excess Income	242,100
Expenditures Include:	
• Streets	953,500
• Stormwater Systems	274,800
• Perimeter Walls & Fencing	188,000
• Equipment & Vehicles	134,100
• Building Repairs & Improvements	89,800
• Gate & Entry Systems	34,400
• Street Lights	30,600
• Pond Improvements	27,500
• Irrigation System Pumps	22,700
• Computer Servers	19,600
• Other	7,500
Ending Balance	\$ 4,054,100



OPERATIONS REPORT 2023

	Operating
Revenue	\$ 13,796,600
Expenses	<u>11,244,000</u>
Net Income/(Loss) Before Transfers to Capital Improvement Funds (CIF)	\$ 2,552,600
Transfers to CIF	
• CIF Contributions from Assessments and LAS/LOS	\$ 2,231,000
• CIF Contributions from Excess Income Allocated by the COA Board	<u>242,100</u>
Total Transfers to CIF	\$ 2,473,100
Net Income/(Loss)	\$ 79,500



LANDFALL COUNCIL OF ASSOCIATIONS, INC. 2024 BUDGET

	Operating
Revenue	\$ 14,297,300
Expenses	11,915,400
Contributions to Capital Improvement Funds (CIF)	
CIF Contributions from Assessments	2,256,900
CIF Contributions from LAS & LOS	<u>125,000</u>
Net Income/(Loss)	\$ 0



CAPITAL IMPROVEMENT FUNDS (CIF)

2023 CIF Balance

\$ 4,054,100

2024 Budget

2024 CIF Contributions

\$ 2,381,900

2024 CIF Expenditures

\$ 2,403,700

2024 Projected Year End Balance

\$ 4,032,300





Thank You for Joining Us this Evening!

Q & A

Your Landfall Council of Associations, Inc.