



May 14, 2026

Autumn Hall Community Association, Inc.
Minutes of the Meeting of the Board Members

Board Members Present: Kris Zayko, President | Audrey Monteith, Vice-President | Tony Elkins, Treasurer | Charles Babington, Secretary | Jennifer Mewshaw, Member at Large | Reg Blackburn, Member at Large

Non-Board Members: Travis Crow, PMC

1. Meeting Called to Order at 9:00 am by Board President, Kris Zayko.
2. Motion and seconded to approve 1-22-2026 Board Meeting Minutes: Approved
3. New Business

Mosquito Spray around Shell Bridge Pond

Discussion concerning a request from an adjacent unit owner for the COA to institute a spraying regimen for mosquitoes at Shell Bridge Pond. The Board decided to further investigate the cost and any alternative methods prior to making a decision.

Community Map

Discussion surrounding the COA producing a Community Map to indicate the various areas of common area property of the COA, the Master COA and the units of Autumn Hall. The Board decided to investigate the format and method of providing a Community Map.

Traffic Data Invoice from traffic study conducted in December 2024

The Board was made aware of an outstanding invoice billed and sent to Cape Fear Commercial which Cape Fear Commercial has now requested the COA to pay. The Board has deferred any action on the request until further clarification and explanation are obtained from Cape Fear Commercial regarding its request.

Insurance Coverages

The Board was presented with information from a seminar concerning insurance coverages protecting against liability claims against the COA, as well as Officers and Directors indemnity insurance. The board agreed to have Travis Crow of PMC contact an insurance agent to review the current coverages in place and to



review any potential gaps or needs not sufficiently insured by the present coverages in place.

Church Sports Field Construction Update

The project is awaiting a final inspection to obtain a COO before the silt fences can be removed. The various landscaping items, including trees, shrubbery and a fence will then be installed along the outer perimeter of the field.

4. Unfinished Business

City of Wilmington Street Turnover Update

Cape Fear Commercial as the contact for the developer of Autumn Hall, Autumn Hall, Inc. has not responded to the Board's requests to facilitate and undertake completion of the necessary sidewalk, street and other various infrastructure repairs necessary for these items to be turned over to the City of Wilmington. The Board discussed potential options on how to further proceed, will be conferring with the COA attorney, and will reach out to the City of Wilmington and Cape Fear Commercial to request a meeting to discuss paths forward in resolution of this matter.

AED Machine at Pool Request

A motion was made and duly seconded to install an AED Machine at the Community Pool: Motion was approved by the Board.

Lumos Utility Work Invoices Reimbursement

The reimbursement check has been received and the work will also commence on completing the gas line installation for the gas lanterns on Dungannon Boulevard.

Pool Pergola Estimates

The Board received an updated estimate for work to install pool pergola roofing. The Board decided to defer action on the work at this time, in order to allow Tony Elkins to review with John Duff of the Finance Committee concerning how to fund and implement the construction.

6. Next Board Meeting Date/Time

July 21, 2026, at 3:30 p.m. at PMC office.

Motion to Adjourn was made and duly seconded, passing with all ayes.