AH

July 21, 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: Gary Miller, Travis Crow, PMC

1. Meeting Called to Order at 3:00 pm by Board President, Kris Zayko.

2. Motion and seconded to approve May 14, 2026 Board Meeting Minutes: Approved

3. New Business

   Pool Furniture Repair/Replacement
   Gary Miller, Chairman of the Infrastructure Committee attended the meeting in order to present the board with the Infrastructure Committee's recommendation to undertake comprehensive pool furniture replacement. The board deferred action in order to have Board Member Audrey Monteith confer with Gary to determine the various approaches to this project including repair/refurbishment or purchasing new items, and the attendant costs to the various solutions.

4. Unfinished Business

   City of Wilmington Street Turnover Update
   Board Member Reg Blackburn and Audrey Monteith are coordinating this effort: One of the agenda items is an update/discussion on interactions with the City of Wilmington and the AH Developer concerning t/o. Below is a brief summary of what has since transpired.
   * June 26th meeting: In-Person meeting with Mike Brown, Rob Gordon, City Engineer, Kris Zayko, Reg Blackburn. Mike hosted the meeting at the Cape Fear offices. There was a brief review of the project history but mainly a focus on where we go from here.
   * First week August -A key action item from the meeting will be a fresh site walk through with city engineering and Mike Brown.

Immediate action steps:

Action was discussed and approved by proper motion and second, to consult with the COA's attorney concerning the title conditions of the Dungannon/Cardinal exception to the recorded plat.

Immediate considerations to be focused on the close-in needs to decide on addressing the Six Run cistern and Dungannon Blvd. right of way turnover, and speed hump installation, as well as ensure the public way in Autumn Hall be turned over to the city of Wilmington.

Budget planning
Planning of the budget with finance committee input must commence by September 1, coordinate this with the manager.

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.

6. Next Board Meeting Date/Time
   September 16, 2026, at 9:30 a.m. at PMC office.

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