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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 13, 2021**  
**Minutes of the Meeting**

**Board Members Present:** Joe Watts, President; Jack Csernecky, Vice President; and Directors Carol Davis, Julia Lally, Philip Laura, and Kelly Wilson.

**Board Members Absent:** Sue Hensler.

Joe Watts called the meeting to order at 9:30 a.m. and Philip led the attendees in the Pledge of Allegiance.

**Approval September Minutes:** Jack made a motion to approve the minutes and Philip seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** none.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** In Kerry's absence Joe passed out the updated operating budget through September. He said that Kerry was working on the 2022 budget requests and he would meet with his committee to review the requests and prepare tentative budget for the Board to review and then to present to the membership.

**Architectural Control Committee (ACC):** Jack reported that the ACC handled 17 requests for inspections and 12 various alteration requests as well 16 tree removal requests and 2 requests for fences.

Jack reported to the Board that the ACC had received 2 new sets of home plans for approval. The plans were submitted to the Town first and approved, however their requirements and ours are different so both plans were denied pending several changes. Jack also made a motion to increase the new build inspection fee from \$50 to \$250 since the ACC needs to go out at least 5 times and plan review also takes considerable time; this fee will be collected upon completion of the building packet along with the security deposit. Kelly seconded the motion and it passed.

Jack also said that we should revise the political sign request form to note that signs can be displayed on the 30<sup>th</sup> day prior to the start of 1 stop early voting and taken down ten days after.

Jack stated that the clubhouse rental form should state that trash must be removed by the person renting the facility, the same requirement as the pavilion rental. Diagram of where the tables should be placed to be included with rental agreement.

Jack also said that the ACC was working on what constituted a well maintained homesite since we already have parameters for well-maintained vacant lots.

Jack moved to approve a new member of the ACC, his wife, Charlotte Csernecky, Philip seconded the motion. The motion passed.

**Recreation Facilities Committee:** Kelly reported that the pool was now closed, and furniture had been stored. He passed out a report on the pool maintenance expense and explained that the cost of chemicals had increased this year. The pool maintenance is now on winter schedule. Our pool company recommended that we should have the cement work done on several loose corners prior to the opening in 2022.

Kelly passed out a 6-year timeline of repairing and replacing pool furniture. This year his plans are to re-sling the Aruba chairs, replace 3 tabletops, he was able to secure 4 crank umbrella stands for \$115 each.

Kelly plans to keep Tom as head pool attendant and worked out a winter maintenance schedule for bathroom cleanings and blowing pool deck, he will look for someone to take over the maintenance duties next year.

Once the pickleball courts are redone, Kelly wants to speak with Matt our landscaper about hand blowing the courts instead of using the large machine.

**Communication:** nothing to report.

**Recreation Social Committee:** In Sue's absence Mary Ann Williams gave the following update: Happy Hour in the Park will be held at the pavilion with music by DJ Jay Kinlaw from 5 until 7. Weather permitting the firepit will be used to make smores. Several door prizes will be given out.

Thanksgiving dinner will be held at the POA clubhouse on November 25, 2021, at 2p.m. Attendance is being capped at 80 people due to covid and will be for residents only no guests.

The Holiday party will be held at the Elks on December 3 and 4 from 5 until 9 p.m. Cocktail hour from 5 until 6 with dinner being served at 6 p.m. Attendance held to 130 per night. The Recreation Committee will sell tickets starting on November 1 until November 18 in the clubhouse from 10 a.m. until noon. Guests will be limited to one per household with at least one member attending. Menu choices still being decided.

**Advisory:** Julia met with her committee, and they all felt that we needed a printed directory. Joe Watts said he spoke with a gentleman from the Village at Calabash who does a directory for their members using excel. Joe asked if we could use our system to create a directory. Vaughn MacEntee said that yes, our system is capable of supporting many report functions. Committee to review directory further in the new year.

**House Committee:** Joe Watts said that the new Daikin mini split unit had been installed and that we had a local handyman paint and install plywood for where the doors were and that it looked great. The unit should help cool the clubhouse when we have large gatherings in the summer.

**Grounds Committee:** Joe reported that he met with Matt and that our mowing of grass is almost 20 acres throughout the POA. Currently we are paying \$3650 per month and with rising labor, fuel and equipment cost they can no longer afford to do the work for that price. Joe informed the Board that Matt is looking for a 2-year contract at \$4200 per month. Joe said that this was a 15% increase, but Matt countered that over the 5 years it was only a 3% increase. Joe also told the Board that Matt has done many little projects without charging us. Kelly moved to approve a 2-year contract at \$4200 per month and Philip seconded. The motion passed.

**Legal:** nothing to report.

**Old Business:** None.

**New Business:** On November 1, 2021, at 7 p.m. there will be an annual meeting to review the proposed 2022 budget.

Joe Watts said that he had received some questions concerning the upcoming Town elections. He passed out a sample ballot and early one stop voting schedule. Regular voting will be at the Senior Center in Calabash on November 2, 2021, from 6:30 a.m. until 7:30 p.m. The mayor is running unopposed and there are 2 open Commissioner spots. Joe said that it is very important that we get out and vote for the 2 representatives from our Subdivision, since we have not had a representative from our community in several years.

**Member Comments:** Sue O'Reilly said that on Friday when the exercise group came in that the deadbolt on the front door was engaged and that the lights were on. Joe Watts said that Philip should get the lock keyed so that the dead bolt can not be engaged.

Nick Depalo of 67 Carolina Shores Parkway was unhappy that the pool closed so early this year. He stated that in the past it did not close until after Columbus Day. Kelly said that the attendance drops and that use is not enough to pay attendants and we would also have to get new Health Department permits.

The Board went into executive session at 10:45 a.m. and adjourned the meeting at 11:55 a.m.

Next Board Meeting: November 10, 2021, at 9:30 a.m.

Annual Budget Meeting: November 1, 2021, at 7 p.m.