

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2017
Minutes of the Meeting

Board Members Present: Al Franklin, Peter Kirkby, Jack Bendy, Diana Mardall, Chuck Karnolt

Absent: Sue Hensler and John Csernecky

President Al Franklin called the meeting to order at 9:30 a.m. and the Pledge of Allegiance was recited.

Approval of March Meeting Minutes: Jack moved and Peter seconded that the minutes be accepted. The motion passed.

Member Comments on Agenda Items: None

Treasurer's Report: Kerry handed out the transaction report for March and the updated operating budget to Board members. Collections are going well – 96%+.

Peter Kirkby noted the electricity payment for the Villas and asked if they were making progress with BEMC. Al reported that Ron Toussaint (president of the Villas POA) had calls into BEMC to ascertain a start date for the job.

Kerry advised the Board that an audit firm will be reviewing the POA books towards the end of April/early May after which then annual report for 2016 will be presented to the Board.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Peter handed out the ACC report with the work completed during the past month.

Peter also reported that there are two property areas and an abandoned house that require attention. After a fire the house was condemned so the tenant moved out and the owner cannot be found. The property has become an eyesore. The two areas that require attention are near Gate 10 and Arden Court and the ACC has an estimate of \$200 for each property to clean it up. Diana moved and Jack seconded that monies be spent on these three areas.

House Committee: No report

Grounds Committee:

Jack Bendy reported that one of the spotlights on the Carolina Shores sign at Thomasboro Road was broken. He has called BEMC and they will repair.

Planting has been completed in the initial phase of the pool renovation

Jack handed round a sketch of suggested landscaping/plantings around the next phase of the pool renovation. Al said it should be handled as a new project (since it wasn't included in previous estimates) and Jack will get estimates for the tree/shrubs to be planted in that area after the drainage issue has been resolved. In this next phase of the project, the wall which Dennis built in front of the pool fence will be tapered down to the walkway.

Old shrubbery has been removed and irrigation should be installed next week at each of the four entrances. A new resident who has experience in landscape design is helping Jack with plant suggestions for these four areas.

Recreation Facilities Committee:

There was a discussion re. drainage in and around the pool area. It appears the pipe doesn't go anywhere so water has nowhere to go. At this time it was decided to leave the pump house as is and concentrate on resolving the drainage issues – this may mean digging to discover what is underground and where it goes. Seasonal pool attendants are being hired.

Recreation/Social Committee:

No report

Communications Committee: nothing to report.

Advisory Committee: nothing to report.

Nominating Committee:

No report

Legal: Claim against the condo company has been filed.

Town: Al reported the Town has a Flood Plain Plan but will not allow anyone to see it until it has been approved. Ten people are interesting in filing a class action suit against the Town.

Peter wants to talk to Gail, the Town inspector, re. following through on things she said she would do with regarding to yard signs.

The Town is discussing lowering the speed limit throughout Carolina Shores (on their roads only) to 25 MPH (currently 30 MPH).

Old Business:

New Business: Al said he had walked back behind the picnic area and there was trash everywhere. There are no trash cans there although there are by the pool. If the basketball players cannot remove their trash perhaps the nets should be removed.

It was agreed that the Board would have a quarterly meeting on May 15 at 7 p.m. The POA office will send out an e-mail blast and put the information in The Bulletin.

Member Comments:

Kerry stated that it appeared the Board had regressed to “old ways” and was not using Merrilee to get information, estimates, hire contractors, etc. and making decisions on a daily basis as had been agreed upon several years ago. This was in turn causing various projects to stretch out an excessive amount of time (since the Board only meets monthly). The Board agreed to “change their ways” and Kerry said he would put his concerns in writing and forward to Board members.

The Board went into executive session, came out at 10:40 a.m. and the meeting was adjourned at 10:45 a.m.

Next meeting: May 10, 2017 at 9:30 a.m.