

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 2017
Minutes of the Meeting

Board Members Present: Al Franklin, Jack Bendy, Diana Mardall, Chuck Karnolt, Sue Hensler, John Csernecky, Kerry Jarrell Treasurer.

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

Approval of September Meeting Minutes: Sue moved, and Diana seconded that the October minutes be accepted. The motion passed.

Member Comments on Agenda Items: None

Treasurer's Report: Kerry distributed copies of the transaction report for October and the updated operating budget to Board members.

He also handed out copies of the Auditors Report done by Wade Greene which was a review of 2016. He went further to explain part of the report. Page 7 – Independent Review and Report of Negative Assurance. Explains that he is not aware of any irregularities in our accounting. Page 8- Explanation of Balance Sheet- Current Assets of \$63558, replacement fund 358,720 and a single annuity 200,000 held for 5 years. Page 18 Budget to Actual – shows we were overspent by \$146.

Kerry then handed out the 2018 budget proposal based on the requests from the Directors. Those requests were worked on by Kerry and his budget committee comprised of Dick Boyle, Frank Pritchett and Lynn Harbold. The recommendation was to increase the member contribution from \$260 to \$270. A Quarterly meeting will be held on Monday, November 13, 2017 at 7 p.m. to present the proposed budget to the members. The proposed budget will be in the December bulletin. The Board will vote on the budget in the December meeting. Kerry asked if anyone had questions on the proposed budget and Ralph Rossi asked if we have \$33, 032 dollars left why do we need to increase dues. Kerry explained that we still have 2 months of bills to pay out of the remaining budget.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Joe Martere reported that the second sweep on lot clean up letters had been sent out or were in the process of being sent out. He also reported that his committee is comprised of a good group of people. He has a possible new member who would be available to fill in when others were away. Chuck inquired to when the

remainder of the lots would be addressed. Joe confirmed that they were working on them this month but that the process takes time.

House Committee: nothing to report.

Grounds Committee: While Jack was on vacation in October Al reported that Dennis had a to do list from Jack. The Landscaping at the pool has been completed. Signs were ordered to replace old and damaged ones.

Recreation Facilities Committee:

Chuck said that he had several people look at the tile work that needed to be done at the pool and was waiting for estimates. He also said that the pool shed had been cleaned out.

Recreation/Social Committee:

Sue Hensler reported that Thanksgiving Dinner was set for 3 p.m. There would be turkey and ham provided by the POA and attendees would provide side dishes. The Holiday Party is all set for December 3rd. The catering will be provided by Art Catering. Wine in the park has stopped until springtime.

Communications Committee: Jack commented that the Mayor had sent out information about our activities such as the Garden Club Bake Sale. The office also sent out a blast per the Garden Club's request.

Advisory Committee: Nothing to report.

Nominating Committee: Al brought up the open position due to Peter Kirkby's resignation. Chuck moved to have John Csernecky fill the remainder of Peter's term. Jack seconded, and the motion passed unanimously.

Legal: Al reported that in their meeting with the town concerning their lot on Persimmon that Jon Mendenhall said they would have the equipment moved in about thirty days, but this has not happened. He also said that the town pays dues on the lot they own on Carolina Shores Parkway but has not paid on the one on Persimmon. Chuck said that he feels that the town is not giving us a fair share of its assets.

Town: Nothing to report

Old Business: None

New Business: John said once we have a pavilion a decision needs to be made as to whether it could be rented out and if so what would the fee be. He also brought up that the DoR does not

limit the size of outbuildings in the acreage but the town limits them to 10% of the property. He feels we need to have a size limit in our guidelines for outbuildings.

Al said that he would like to consider remodeling the business office. Diana wanted to know if there is enough usage to remodel. Kerry spoke about how the area is mix and match and does not leave a good impression on members and visitors. He said there are 4 different types of carpets, ceiling tiles don't match, several different types of windows. We could take down non-load bearing walls and expand the office and modernize the appearance by adding new carpet and furniture. Sue said that we should do the job right.

Al reported that Sandy and Lois Howard would like to talk about senior care and the services that Brightwater provides. Sue moved to allow them to give the presentation and Jack seconded. The motion passed unanimously.

Member Comments:

Mr. Klaich of 53 Carolina Shores Drive commented that there isn't enough parking at the pool during the summer.

Joe Martere asked if Al had spoken to the golf course about allowing us to plant and maintain the area by the entrance sign off Country Club Road. Al said he would follow up on the request.

Paula Perillo of 7 Pinewood Dr. said that the empty lot next to her property has water that is backing up onto her property. She was advised to contact the town.

The Board went into executive session at 10:35, came out at 11:14 and adjourned the meeting at 11:15.

Next meeting: December 13, 2017 at 9:30 a.m.