

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2018
Minutes of the Meeting

Board Members Present: Al Franklin, Jack Csnerecky, Diana Mardall, Chuck Karnolt, Joe Watts, Kelly Wilson.

Absent: Sue Hensler.

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

Approval of March Minutes: Chuck moved, and Kelly seconded that the March minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

Office Report: Merrilee handed out the transaction detail and updated operating budget. She reported that dues payments through the end of March were at 99%. She also handed out a copy of the letter that goes out to residents who are delinquent with their dues giving them 30 days to pay before we take further action. She reported that this usually gets the majority of them to respond with payment or to set up a payment plan.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Jack reported that the ACC committee handled 62 requests for service from property owners during the month of March.

He also said the ACC recommends a change to the period for "No Coastal Drilling" signs. They currently have 30 days and then must take them down for 7 days and reapply, which is time consuming for both the residents and the ACC. Jack moved to change the permit to the following:

Permit to be issued for ninety (90) days, with a onetime extension for an additional ninety (90) days at expiration. This shall be limited to one original permit, with one renewal per calendar year for any member in good standing. Joe seconded the motion. The motion passed.

Jack stated that the ACC would like to have guidelines concerning rental property added to the rules and regulations. After some discussion on the subject he moved to add the following rule to the rules and regulations document:

For the purpose of these Rules and Regulations, a tenant shall be defined as anyone in possession of a Property Owner's home in exchange for any sort of consideration.

- I. Tenants, unless Property Owners, are not members of Carolina Shores POA. However, they are subject to the Deed of restrictions, the By-laws, the Rules and Regulations, and Policies that govern Carolina Shores POA and its common areas.

- II. A residence may not be leased or rented for a term less than six (6) months.
- III. A room or rooms in a residence may not be rented for any length of time, nor can any part of the property be used as an Airbnb or similar rental service at any time.
- IV. Prior to occupancy, it shall be the responsibility of the Property Owner to ensure that a Tenant's Information Sheet is completed and furnished to the Carolina Shores POA. The tenant Information Sheet is available at the Carolina Shores POA Office.
- V. House Swapping:
The three (3) main types of home exchange are as follows:
 - a) You can stay in your exchange-partners home while they stay in yours (a Simultaneous Exchange)
 - b) You can stay as a guest in a home-swappers second home or vacation (a Non-Simultaneous Exchange)
 - c) You can stay as a guest in a swappers abode while they are also in the house (a Hospitality Exchange)

House swapping as defined above shall be limited to one (1) two (2) week exchange per calendar year.

After a brief discussion on rentals, Kelly motioned to approve the rental rules as proposed. Jack seconded the motion. Chuck abstained from voting. The motion passed.

Communications Committee: Kelly reported that Gary Stewart was almost finished with the website redesign.

House Committee: Kelly said that he met with Chris Frey about the flooring issues in the office and discussed the possibly of moving the office into the Board room temporarily while the work was being done.

He reported that the clubhouse would be power washed and that the gutters were to be cleaned on April 19.

Kelly brought up the fact that several members of Brunswick Plantation had asked about renting our clubhouse for private functions. After a short discussion the Board all agreed that private functions in the clubhouse needed to be member sponsored.

Grounds Committee: Joe spoke with Dennis about Gate 2 and the water tap so that irrigation could be installed. Sandpiper to run the electric for the irrigation. The entrance at Country Club and Carolina Shores Parkway is being lowered and the blocks are going up for the wall. Dennis will be planting spring flowers in mid-May. He also reported that Dennis was going to put down weed killer by the recreation/picnic area.

Joe said that he was looking at having the electric meter moved at the Persimmon and Carolina Shores Parkway and have it mounted to the sign instead of the pole which he feels is unattractive.

Joe brought up the community mail boxes again and it was decided that the ACC would send out letters to the owners asking that they fix their mailboxes. Diana and Al opposed to the POA paying to fix the mailboxes.

Joe handed out an estimate from Dennis to fix the washout at the back of the pool deck. He was asked to get additional bids for this project.

Recreation Facilities Committee: Chuck stated that the pool area was just about ready for the Mother's Day pool opening. He said that the tennis court resurfacing bid should be awarded next week. He also said that we would be sending bids out next week.

Advisory Committee: nothing to report.

Recreation/Social Committee: nothing to report.

Nominating Committee: nothing to report.

Legal: Al reported that he and Jack meet with our attorney concerning the issues we have with the town. She instructed us to use the same process we do with all the other property owners.

Town: Chuck reported that he attended a planning session at Town Hall. They reported that FEMA was to issue a new flood plan maps in August. Al said that the Town tailgate meeting on Northwest Drive was held by an employee of the Engineering firm and that they explained what work they were doing to prevent future flooding. He did not feel that it was very informative.

Old Business: nothing to report.

New Business: Jack asked if the POA had ever considered buying a lot where residents could store their RVs, boats, etc. Diana said that there are many such rental places in our area for that purpose. Chuck asked if other newer developments were offering storage. The consensus was that they were not. Joe felt that this type of storage is unattractive in a residential area.

Member Comments: Charlene Hawryluk of Pinewood Dr. asked what they were doing to the office. Al explained that we were planning to reconfigure and update.

Joe Matere of Carolina Shores Drive stated that the POA did not own a piece of property large enough to store boats or RVs.

Brenda Hollyfield of Court 2 stated that we needed to put mulch by the sign for Northwest Drive entrance. Joe will follow up with Dennis. Brenda also asked where the pavilion would be going. Al informed her that it was planned for about half of the picnic table area.

The Board went into executive session at 10:15, came out at 10:45 and adjourned the meeting.

Board meeting – May 9, 2018 at 9:30 a.m.