

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 14, 2018
Minutes of the Meeting

Board Members Present: Al Franklin, Diana Mardall, Sue Hensler, Jack Csernecky, Joe Watts, Kelly Wilson.

Absent: Chuck Karnolt.

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

Al welcomed new Board members Joe Watts and Kelly Wilson.

Approval of January Minutes: Jack moved, and Diana seconded that the January minutes be accepted. The motion passed.

Member Comments on Agenda Items: Jean Mann of 4 West Pine Ct. brought up a situation concerning the new fence guidelines. Her outside entrance and patio is on the side of her house and that is where she would want it positioned. To be discussed further in the meeting.

Office Report: Merrilee handed out the transaction detail and updated operating budget. She reported that dues payments through the end of January were at 52% and were coming in steadily.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Jack Csernecky reported that the ACC had handled 49 requests for January.

He reported that Joe Martere and Diana Mardall have been working on the fencing guidelines. Jack proposed the new guidelines and after discussions about several changes to the guidelines the following motion was made by Jack, seconded by Diana and passed: Fences are allowed on property boundaries with prior approval from the ACC.

1. Outside boundary fences must be alternate slat construction with a minimum height of 6 ft., but not too exceed 8 ft. in height. Fences must be the natural wood color.
2. Inside boundary line fences must be wrought iron style, metal construction, color black, to be a continuous height of 48" (including gates).
3. Golf course boundary fences must be continuous on the property line bordering the golf course. Must be a continuous height of 48" (including gates) wrought iron style, metal construction, color black.

**An outside boundary is the line defining the end of our community. Example: House borders Rt. 179 and those properties on the left side of Pinewood Drive bordering the right of way.

**Inside boundary is the property line between two properties.

Homeowners must supply a survey or plot plan showing all the boundaries/property lines. A new application form pertaining to fences only to be developed. Form to include disclaimer from resident stating that the proposed fence is within their property lines.

Jack also asked that the ACC with Diana's help to establish minimum lease times and not to allow sub leasing or individual room rental. Jack suggested that one year be the minimum, but Joe Watts stated that some residents rent their home for 6 months and live here the remaining 6 months.

Also need to have a better handle on renters and insure that the owners are providing required information to the POA per the Rules and Regulations and Declaration of Restrictions.

Advisory Committee: Fences, covered under ACC.

Communications Committee: Kelly looking into a new website with Gary Stewart. He gave the Board members a handout with possible items to be included. Jack questioned if our internet was sufficient to support the website. Sue commented that we might contact a Web Designer

House Committee: Kelly reported that the light fixture in the kitchen was out and needed to have the ballast replaced. Light in the file room was also out due to a bad switch which is being replaced. He also reported that he had gotten a request from the Garden Club to purchase new tablecloths. He told them if they wanted new tablecloths that they could purchase them and keep them offsite for their use like any other club does.

Grounds Committee: Joe said that he had met with Dennis to discuss several upcoming projects. Sue asked when the mulch at entrance to Parkway would be completed. Joe to check with Dennis.

Al reported that he had spoken to Phil at the Golf Course about the easement/encroachment agreement which he still didn't have signed. He will stop by again to check on it.

Joe Martere said that he and one of his volunteers put the handicap sign back up by the office. We can buy white vinyl sleeves to go over the posts.

Recreation Facilities Committee: Al read an email from Chuck who reported that the pool umbrellas will be put in storage after the season this year. He also checked with a propane company about installing a propane tank by the recreation area. Kelly does not think propane installation is a good idea and that it could be a liability. Diana felt that if were considering a tank that we should check with our insurance carrier before proceeding. Kelly moved not to have a propane tank installed. Sue seconded, and the motion passed unanimously.

Recreation/Social Committee: Sue moved to have the Board approve the members of the recreation committee: Barbara Hartnett, Betty Robertson, Joyce Disano, Sue O'Reilly, Charlene

Hawryluk, Charlotte Csernecky, Jeanne Zalasko, Nancy Karnolt, Mary Ann Williams. Jack seconded, and the motion passed. Sue said that 67 people came to Bingo on February 11th. Future events that the committee has planned are: Trivia on March 18th, Happy hour in the park April 20th, Memorial Day Picnic on May 27th to be catered by Smithfield Catering.

Sue reported that she, Mary Ann Williams, and Jeanne Zalasko went to Sea Trail and met with John Humphries and their new chef. We have tentative date of Thursday December 6th, the weekends are all booked.

Nominating Committee: Jack reported that we had 373 votes for the annual election and 9 votes that were disqualified.

Legal: Al mentioned that the two Board members of the Villas Ron Toussaint and Terri Ste. Marie would not be running again and if no one is interested in running the Court might have to appoint someone.

Town: Al said that he and Jack attended the Town meeting with the resident of Pinewood Drive affected by the drainage ditch work going on behind their properties. Mayor Dunn apologized for the lack of notification to the owners which she said was an oversight. Gere Dale explained about the drainage needs.

Old Business: Al reported that he and Jack were meeting with Mr. Stuerzel to go over plans for the office renovation.

New Business: Joe Martere said that he felt that Jean Mann was right about the No Drill signs and that the ACC and Board should come up with a more reasonable amount of time, possibly 90 days for permit renewal.

Member Comments:

Joe Martere said that once we have a pavilion the charcoal grills should be removed.

Sue Hensler said that she had received a call from Rosemary Hart, a resident, inquiring about why we did not have activities such as wine and design, jewelry design. The only issue is we can not have them charge except for supplies. Al said that State Law prohibits charging because we are a nonprofit.

The Board went into executive session at 10:41, came out at 11:00 and adjourned the meeting.

Board meeting – March 14, 2014 at 9:30 a.m.