

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

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

Absent: none

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

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

Member Comments on Agenda Items:
none

Office Report: Merrilee informed the Board that she filed eleven liens on delinquent accounts. She also handed out the operating budgets and the transaction detail by account.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Jack reported that the ACC completed 47 requests for service in June. They inspected two new homesites for tree removal and setbacks. Joe Martere asked that letters to owners who have illegally parked trailers and motor homes be given 24 hours to comply instead of 48 hours which we currently do. The question of how long the mail takes to be delivered was discussed, consensus was 2 days for local mail. Jack asked that we change the time to comply to 24 hours from receipt of letter. Chuck moved to make the change and Joe seconded, the motion passed.

House Committee: Kelly reported that he had met with a foundation repair company but that he could not access under the office. We need to have a trap door cut into the file room area for access to see what repairs are involved with leveling the floor.

Al mentioned that underage children were coming into the clubhouse. He said there is nothing in the Rules and Regulations that prohibit unsupervised children from coming into the clubhouse and he thought that the Board might want to consider age restriction such as the pool policy which requires children under fourteen to be supervised by an adult. Sue feels that all children need to be supervised by an adult whether at the pool or the clubhouse. Chuck asked about locking the door to the pool deck during off hours, Merrilee to see if this can be done in the security system.

Communication Committee: nothing to report.

Grounds Committee: Joe reported that we have Dennis one day per week and that we are getting more than our fair share. He also said that he is waiting for Brunswick electric to install the meter before we can get irrigation installed at Gate 2. Irrigation at Persimmon and the Parkway was run over and broken again and will be repaired soon. He said that there are too many landscapers and trailers causing the issues.

Recreation Facilities Committee: Chuck reported that activities at the pool were well attended including water aerobics, weights and lap swimming.

Chuck commented that the cost on the pavilion design and footings would be approximately \$210,00 and that tree removal and landscaping would add to that number. Al said that he had spoken to Ron Bland and that the footings should not be that much more money and that the project should come in under \$200,000. Sue asked if Ron was bonded and Al said yes but Chuck disagreed. Approval of pavilion to be delayed until Board can meet with Ron to answer any questions.

Recreation/Social Committee: Sue reported that the ice cream social was scheduled for this coming Sunday at the pool, with ice cream being served from 3 to 4 p.m. There is also a pickleball clinic scheduled for this Saturday at 10 a.m. given by Les from Brunswick Pickleball Association. Another clinic is for the 21st at 9 a.m. Wine in the Park is scheduled for Friday July 20th at 5 p.m. There will be Bingo in August. She stated that although Sea Trail is a larger venue than Brunswick College it is also more expensive, so we would need to limit attendance to no more than 275, as the cost is nearly \$45 per person. She discussed what price to charge for guests, keeping member cost at \$10 as well as a significant other. Sue to discuss with her committee and report back to the Board.

Advisory Committee: Diana handed out her draft to the Board members concerning parking of vehicles on lawns. Discussion of the draft took place with Joe Martere stating that most of the parking on grass on the Gates is on Town property. He felt that the statement "copy submitted to ACC" should be eliminated. Joe Watts said that many of the members that he has spoken with felt that the Board is getting too restrictive. Diana said that this rule is just a definition of what is a parking area. Jack moved to add the following parking definition to the Rules and Regulations to the end of III.A.5:

"Parking areas on the property owner's lot" is defined as a concrete, stone or rock area adjoining the driveway specifically for use as a parking area. Parking elsewhere on the property is not allowed. Parking on POA common property is not allowed. Parking on golf course or the Town of Carolina Shores property is not allowed without prior written authorization. Joe seconded the motion. Al was the only negative vote and the motion passed.

Nominating Committee: nothing to report.

Legal: Al ask Merrilee about the status of 96 Persimmon, she said that she would file next week and then they would need to follow up with Denise.

Town: Chuck stated that he was attended the Town meeting and that there were approximately 60 people in attendance for a discussion about Pork Chop the pig. After agreement to let the pig stay he said that there were only 4 people left for the remainder of the meeting. Chuck said that \$147 per year of our taxes go to fund the recycle center. He also said that Teddy Altreuter asked the Town to sponsor a meet the Candidates Night possibly to be held in our POA clubhouse. Diana said that Teddy was looking at a Tuesday evening either in September or October and that she will come back with a plan.

Old Business: nothing to report.

New Business: nothing to report.

Member Comments: Bill McGarva of 17 Calabash Drive wanted to know why motor homes and boats could not be left in the driveway. He said that in the past they would call the POA office and be given permission for up to three days. Al explained that resolutions were put into the DoR, but our lawyer said that they were not legal and needed to be removed. He also stated that in order to change the DoR required 50% plus 1 of member signatures and that we usually do not get more that 300 ballots for the annual election.

Bob and Sue Kronberg of 7 Landing Ct. addressed the Board concerning the empty lot next to their property. Bob said that it has not been bush hogged in over 5 years and has several dangerous trees on it. They have notified the owner via certified mail of the condition to no avail. He asked if the POA could do something about the situation. Sue stated that she has submitted two complaints in the past. Joe Martere to send a certified letter to the owner and if he gets no response it will be turned over to the Board.

Jean Mann of 4 W. Pine inquired about the pickleball clinic as to whether there was a sign-up sheet or not. She was told to just show up. She also stated that Teddy Altreuter asked her to bring up the use of the POA clubhouse for a candidate's night. Jean said that she thought that the Town of Carolina Shores Commissioners were going to handle the event for Teddy. Diana said that Teddy was to come back to the Board with a plan for the proposed use of clubhouse on a Tuesday evening in either September or October.

Joanne Bendy of 5 Niblick Ct. asked about the number of trees that would need to come down for the pavilion and where it would go. Al said that the pavilion would cover approximately one half of the picnic area and the number of trees that will need to be taken down has not been determined.

Jean Mann also brought up that some of her friends who golf at Carolina Shores commented that many of the yards that about the golf course are not well kept. Joe Matere said that they would need to fill out a request for inspection with the physical addresses of the properties and once done the ACC would follow up. Joe Watts commented that some of the homeowners on golf course take care of more than their own property as the golf course is unwilling to maintain their property, as evidenced by their refusal to allow the POA to plant and maintain their entrance at Country Club Road.

The Board went into executive session at 12:10 p.m. , came out at 12:30 and adjourned the meeting.

Next Board meeting – August 8, 2018 at 9:30 a.m.