

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2018
Minutes of the Meeting

Board Members Present: Al Franklin, Jack Csernecky , Sue Hensler, Chuck Karnolt, Joe Watts, Kelly Wilson, Kerry Jarrell Treasurer.

Absent: Diana Mardall

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

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

Member Comments on Agenda Items:

Bob Anthony, of Gate 7, commented on the condition of court 4, he felt that some minimal repair might be sufficient. Al and Chuck walked the courts and their findings were that the debris left along the fence was causing deterioration. Bob stated that both contractors agreed that if we put pickle ball in courts 2 and 4 we should consider installing a new gate. Because of the hot weather he felt that we might want to consider resurfacing the courts every 5 or 6 years instead of waiting 8 years.

Bill Altreuter, of Sand Dollar Ct., thanked the Board for keeping the tennis courts in such good condition.

Roy Dumar, of Calabash Dr., asked the Board about the timing of vacant lots upkeep. No comments from Board at this time.

Office Report: Merrilee informed the Board that she would be filing liens in the near future. At this point there are about 17 to file if no further payments come in. In April 58 late letters were sent out to delinquent accounts.

Treasurers Report: Kerry handed out the transaction detail and operations report. He said that spending to date looked good.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Jack reported that the ACC completed 63 requests for service in May. Joe Martere and his committee members suggest that we add a rule to prohibit parking on lawns to the Rules and Regulations. Al felt that this would violate the DoR. Joe said that the DoR does not prevent the POA from establishing rules on parking. Al said that he feels someone should be able to park where ever they want to on their property. Joe brought up the

DoR wording states that owner to provide a minimum of two parking spaces. Joe stated that about twelve properties consistently parked vehicles on their lawns. Diana to come up with actual wording.

Communications Committee: nothing to report.

House Committee: Kelly said that he is still waiting for a meeting with Chris Frey to discuss issues with the flooring under the office area.

Grounds Committee: Joe reported that the summer flowers have been planted. He also said that the recreation area was in good shape. Gate 2 water tap is in and we are waiting for electric to be installed. Joe also said that he plans to improve the entrance at Northwest Drive.

Recreation Facilities Committee: Chuck stated that the pool was opened with no issues. He also said that the pool would be closed Monday June 25th at 6 p.m. and reopen on Wednesday June 27th at 9 a.m. in order to super shock the pool to prevent algae growth. Chuck has a list for the pool attendants to check off for vendors such as Coastal Pool to insure we are getting the services we pay for. Tennis courts to be resurfaced next week and some drainage issues to be fixed. Pavilion quotes will be coming in this week.

Kerry asked for five minutes to address the Board. He explained the work that was done in the 2008 Reserve study. The company was from Michigan and identified our assets and developed a timeline for repairs and replacement. This report is only a guideline and needs to be considered as such. Dues include a yearly amount that goes to the reserve for the upkeep of our assets. Kerry told the Board that we have the funds and need to spend on our assets. He said that the Board needs to plan for the future. Sue said that we might want to do a total resurface of tennis courts in four years. Kelly said that he felt we should put more parking spaces in front of tennis courts.

Recreation/Social Committee:

Sue reported that the following activities were scheduled:

Happy Hour in the Park is scheduled for the third Friday of the month. Sue stated that the turnout last month was very good with many new residents attending.

Memorial Day Picnic was cancelled and rescheduled for Labor Day. Sue brought up that we might want to limit the number of guests or charge what it was actually costing us as some people seemed to be bringing a large number of guests based on the Memorial Day tickets. Al said to table discussion until next meeting. Kerry said that you could possibly limit to two guests.

July 15th ice cream social.

Advisory Committee: nothing to report.

Nominating Committee: nothing to report.

Legal: nothing to report.

Town: Chuck stated that he was trying to get the Town to take care of some drainage ditches but was told that the equipment they needed to use was broken.

Old Business: nothing to report.

New Business: Chuck reported that a large group rented the picnic area and it caused an issue with parking at the pool. We may want to limit the number in the future.

Member Comments: Roy Dumar said that he was still waiting for an answer to his question about vacant lot maintenance. Joe said that the owner of the lot next to Roy's house told him that the crew he hired did return and finish the lot to what was the current guidelines. New guidelines apply now and are on a three-year schedule.

The Board went into executive session at 10:45, came out at 11:05 and adjourned the meeting.

Board meeting – July 11, 2018 at 9:30 a.m.