

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

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

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 October Minutes: Jack moved, and Kelly seconded that the October minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

Office Report: Merrilee updated the Board on the insurance company's status regarding the storm damage claim from Florence. They will not pay for debris and tree removal unless said tree falls on a structure. Damage to the tennis fence and the trees that hit it would be covered however the amount is slightly under our deductible.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry stated that the proposed budget was shared with the members in attendance at last Monday's quarterly meeting and that it was also posted on the website. Proposed budget calls for a \$10 increase in the dues for 20.19. The budget will be in the December bulletin and will be open for discussion until the December 12th Board meeting when the Board will vote on the budget. Once that is done the invoices can be run for next year.

Kerry explained several lines on the Operating budget. He said that revenue was slightly over budget for the year. Legal fees are already over budget. Pool maintenance account and Grounds are over spent but some of that will be charged to the reserve account. He recommended that the pool furniture not be ordered until the beginning of 2019 since the Pool accounts were over budget.

Architectural Control Committee (ACC): Jack reported that The ACC was working on parking spaces with regard to the new regulation. The ACC to look into the issue of parking of trailers and RV's to see if we can get a legal opinion about overnight parking.

House Committee: Kelly said that he had called Southwest Foundation to come back and look at the crawl space under the office but that he had not been able to get a date yet since they have been very busy due to the recent storms. He reported that the back ramp has been repaired.

Grounds Committee: Joe reported that the POA storm clean up has been completed. In preparation for the arrival of the pavilion trees need to be removed in order for the crane to be able to move the materials. Some trees along our driveway will also be removed to allow more parking spaces and three Bradford pear trees in front of tennis courts to be taken down, this work to be finished by November 30. Pavilion to ship December 4 with the arrival due on December 10. Joe said that he contacted 4 tree companies for quotes on the removal of trees. Two companies could not do the work on our time schedule. Red Tail and Triple G both bid on the job with Triple G coming in with the lowest bid at \$5000 for 30 trees. Diana asked where the staging area for the pavilion would be and Joe stated that it would be to the left of the sidewalk. Joe also said that he was having someone move the backboard, charcoal grill and picnic tables from the area where the pavilion will be erected. Kelly asked why we needed the charcoal grill and Chuck's comment was that some people are old school.

Recreation Facilities Committee: Chuck reported that the tennis windscreens were taken down before hurricane Florence and were thrown out since they were in bad shape. He said he had spoken with Bob Anthony about new screens and they would look at shorter screens that could be rolled up and down as the needed. Gates 3 & 4 on tennis court are still not secured since a part is needed to fix the release button. Service representative turned the power off to that gate while waiting for part. Merrilee said that she would put in another service call. Chuck said that he was looking into buying another smaller storage unit and leaving the one we have in place. He also reported that the pool is closed and that most of the furniture has been stored. Closing day at the pool with free hot dogs was well attended Chuck said that he and Sue had coordinated the event and that since they announced free hot dogs, they ended up running out.

Recreation/Social Committee: Nothing to report.

Communication Committee: Nothing to report.

Advisory Committee: Diana stated that she had been asked to review the tennis court rules. She reported that the rules were fine but needed to be enforced.

Nominating Committee: Jack reported that there were four candidates running for the four open Board positions in 2019.

Legal: Al stated that our legal expenses would be going up since the Town had filed a lawsuit against the POA. Our attorney to prepare a response. Since we will most likely need to go to mediation it will probably take quite a while for this to be settled. Our attorney advised that at this time the first court date available was March 2019.

Town: Chuck said the town was holding a park's sessions at 2 p.m. this afternoon to discuss their plans for future park sites one of which would be located at the water tower.

Old Business: The tennis court door at courts three and four was brought up for the second time in the meeting. Issue to be resolved. Jack asked Diana about rules for pavilion use and she stated that she thought she had emailed the Board members her proposed rules for use but would send them out.

New Business: nothing to report.

Member Comment:

Sue O'Reilly asked about the property at 6 Lakeview Ct. Joe Martere stated that the property had been condemned and he has been working with the Town Code Enforcement Officer. The Town would need to pass an ordinance to allow them to tear down the house. Joe also stated that the electricity has been turned off and that it had been reported that a generator was being used. Barbara Harnett asked who owned the property. Al stated that the property owner had died and that the property was tied up in probate.

Charlotte Csernecky asked the Board to allocate \$200 for the Recreation Committee to purchase 36" wreaths for the entrances.

Kelly motioned that the Board approve Charlotte Csernecky's request for \$200 to purchase wreaths for the entrance and to come out of the clubhouse budget. Diana seconded the motion and it passed unanimously.

Roy Dumar said that the speed limit of 25 miles per hour was not being observed. Al said the Town is responsible for enforcement. Roy also brought up the car break ins on Calabash Drive. Sherriff Department needs to be called. Joe Martere said that he once belonged to a neighborhood watch here but that it had disbanded for lack of participation.

Sue O'Reilly said that since the Town was no longer picking up storm debris what was going to happen with the large pile of limbs on Crane Ct? Al advised her to call the Town.

Barbara Harnett asked what the lawsuit with the Town was about. Al stated that the Town owns two lots and is not using them as building lots and that they have refused to pay dues on them.

Jim Ratcliff said that he had received a violation letter for parking his RV overnight. He said that he returned from Florida at 9:30 p.m. unloaded the following morning and returned it to storage. Jim said that it takes 5 hours before leaving to power up and then an additional several hours to unload when they return. He asked if the Board could do something about allowing some leeway. Al said we would ask our attorney to make a ruling but when resolutions

were added to the Declaration of Restrictions, which would have allowed overnight parking, we were advised that they were illegal and must be removed.

Joe Watts said the DoR helps keep property looking better and that all rules must be enforced. Kelly motioned that the Board approve Charlotte Csernecky's request for \$200 to purchase wreaths for the entrance and to come out of the clubhouse budget. Diana seconded the motion and it passed unanimously.

Kerry stated that the mowing contract was expiring today and wanted to know where we stood with a new contract. Joe Watts said that we had given Langdon Lawns 30 days' notice of termination of our contract with them. He said that he had called 6 or more landscaping companies. Three companies submitted bids and our current vendor asked if he could also submit a bid which Joe allowed. Twelve Oaks Lawn came in with a bid of \$3900 per month, Total Lawn Care's bid was \$3650 per month, Langdon Lawns bid was \$3185 per month which is \$385 more than his current rate and he has not been doing a great job, Beachside Lawns bid \$2600 but Joe felt that he had way underbid the job and that he would not be able to provide us with good service. Joe said that Langdon had not provided us with good service at the entrances. Joe said that his choice of landscapers was Total Lawn Care because he came back with a plan to get our property in better shape and he committed to work every week until the job was done which would mean that he would work 51 weeks this year when most companies only do every other week in the winter.

Kelly moved to approve the hiring of Total Lawn Care and Chuck seconded the motion. The motion passed unanimously.

The Board went into executive session at 10:35 , came out at 12:05 and adjourned the meeting.

Next Board meeting – Wednesday December 12, 2018 at 9:30 a.m.