

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 11, 2019
Minutes of the Meeting

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler, Secretary; Kerry Jarrell, Treasurer; and Directors Al Franklin, Kelly Wilson, and Diana Mardall.

Joe Watts announced that David Franklin passed away on Tuesday morning and asked those in attendance to pause for a moment of silence.

Joe Watts called the meeting to order at 9:30 a.m. and Sue led the attendees in the Pledge of Allegiance.

Joe welcomed Diana Mardall back to the Board, she has agreed to serve the remainder of Chuck Karnolt's term.

Approval of August minutes: Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

Joe said that he has received many member compliments on the staff, pool condition and the office remodel. Kerry said that his wife has been attending water aerobics this year and commented on how nice the pool was. Sue said that attendance at recreation activities has increased.

Joe commented on this date being the eighteenth anniversary of 9/11.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report:

Kerry handed out the transaction detail and operating budget for August. He stated that legal was over budget significantly due to the ongoing legal issues with the Town, but the other accounts looked in line.

He said that he would be distributing budget request forms for 2020 by next week and asked that they be completed by October 1st.

Sue asked if the Recreation budget was under spent again this year could they buy something with the money at the end of the year. Kerry said that we are a nonprofit organization and that the budget should be spent to maximize member services. No carry over if the budget is

underspent and no penalty if the budget is overspent. Directors should do their best to work within their budgets.

Kerry said that he had received the rough draft of the reserve study. All directors will receive copies. He said that Alex got some of the items wrong and would need to have them corrected. Once you have read through the study please send questions and comments to the entire group so they can be compiled. He said that we get one revision included in the fee.

Architectural Control Committee (ACC): Jack reported that the ACC completed 55 requests for service in August. Jack said that the ACC committee would like to add a new member as an alternate to their committee. Jack moved to add James Montanaro to the committee, Joe seconded the motion. It passed unanimously. Joe Martere asked the Board if he could take requests for inspection by email. He stated that currently members can fill out form at the office or call in request and office will fill out the form. He was told that he could except request via email too. Joe also said that members with storm damaged trees can have them removed without a permit until October 1, 2019, this is the same timing that the Town announced.

House Committee: Kelly reported that next week he plans on staining the back ramp.

Communication: Kelly stated that the card/fob audit is almost complete. Members with more than 2 cards/fobs will have them disabled.

Recreation Social Committee: Sue reported that the recreation committee was hosting Trivia this coming Sunday at 3 p.m. October 20th is the Fall Fest at 3 p.m. brats, hot dogs, sauerkraut and rolls to be provided, this will be held under the pavilion. Thanksgiving dinner will be served at 2 p.m. , at the POA clubhouse, the POA will provide the turkey, ham, mashed potatoes, coffee and tea. Attendees will be asked to provide sides that will serve 6 to 8 people. This year's holiday party will be held on 2 nights. The recreation committee will be taking reservations and there will be 3 dinner choices. Cost to members is \$10 and guest tickets will cost \$20. Guests will be limited to one per household with at least one-member attending. Limit per night will be 130. Dates are Friday December 6 and Sunday December 8, 2019. Happy hour in the park will be the third Friday of the month and will last as long as weather permits, and people keep coming.

Recreation Facilities Committee: Kelly reported that he met with a representative from Johnson Control about adding 2 additional cameras at the pool to have coverage for pavilion and tennis courts. He stated that the cameras would have an initial cost of \$2183.36 and a monthly charge of \$5.67 per month to have them included in our service plan. Kelly moved to approve the purchase of the two cameras, Al seconded the motion. The motion passed.

Kelly stated that everything was running smoothly at the pool and that the new pumps were working well them. He reported that he inventoried all the pool furniture and was able to order parts to make necessary repairs. After the storm he put out part of the furniture, enough

to seat 80 people. Joe Watts asked what the attendance was in the month of August. Kelly replied that 2111 people had signed in for a daily average of 68 per day.

Grounds Committee: Joe Watts reported that our landscaper had finished with the initial cleanup from the storm. Diana was pleased with the quick response and commented that you get what you pay for.

Legal: Al reported that we have a January court date for the Town lawsuit and that our attorney would start discovery in October. He also brought up the Town's proposed plan for greenways and handed out a map showing the locations. Proposed paths would be on drainage ditches on parts of Northwest Drive, Pinewood and Persimmon and also Beacon Town.

Old Business: none

New Business: Joe Watts asked Joe Martere if he could get one of his members to agree to take care of the flags until the February 2020 election. Joe also asked Al Franklin if he would oversee the grounds for the same time period and they both agreed.

Joe said that a member had complained that the Town was not trimming the trees on Northwest Drive, particularly on the S curve. Al said that he had complained several years ago because they over trimmed and it took years for them to grow back. He said he would take his trimmer and trim back the limbs that were obstructing the road. There is no problem with the Town trimming if they did not overdo it.

Member Comment:

Dave Seman of 15 Court 7 commented that both the ACC and the office staff had been very helpful in dealing with him. He also asked why we have cameras at the pool. He was told that in the past we have had several people jump over the fence and had furniture thrown in the pool.

Joe Watts said that we do get complaints, but they are usually from members who do not follow the DoR.

The Board went into executive session at 10:35, came out at 11:30 and adjourned the meeting.

Next Board meeting – Wednesday October 9, 2019 at 9:30 a.m.