

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 14, 2019
Minutes of the Meeting

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

Board Members Absent: Al Franklin on vacation.

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

Approval of July minutes: Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed by all in attendance.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report:

Kerry informed the Board that Alex from Reserve Professionals meet with him, Joe Watts, Kelly and Merrilee yesterday and completed his site visit. We should have the report back before the next Board meeting. The report will give recommendations of repairs and replacement to existing assets over the next 30 years. This study will serve as a guideline for future reserve contributions.

Kerry handed out the transaction detail for July and said that if any Board member had questions to speak to Merrilee.

Kerry also gave Board members a binder from our accountant's audit for 2018 tax year. He directed their attention to page 7, which states the accountant's opinion on the way we keep the books. Kerry explained that this is known as negative assurance and read the following conclusion: "Based on our review, we are not aware of any material modifications that should be made to accompanying financial statements for them to be in accordance with accounting principles generally accepted in the United States of America." Next Kerry referenced page 8 where the replacement fund had a balance of \$309,152 plus a single premium annuity with a balance of \$200,000 for a reserve total of \$509,152 at the end of 2018. He explained that pages 11 through 13 were notes on the accounting methods that we use. Lastly on page 18 the budget versus actual was explained: Revenues were budgeted at \$337,635 and came in at \$338,134 for an overage of \$499. Expenses were budgeted at \$267,135 and came in at \$274,893 for an overspend of \$7,758. Kerry explained that most of this overspend was due to the cleanup from the hurricane as well as our legal expenses from the Town suit. He explained

that we have a so-called rainy-day fund of \$46,794 . Joe Watts thanked Kerry for all his work and he in turn thanked Merrilee.

Architectural Control Committee (ACC): Jack reported that the ACC completed 158 requests for service in June and July. He informed the Board that 7 vacant lots had been completed, 1 still in process, and 3 more are scheduled in the coming month. David Franklin is in the process of receiving quotes for POA owned property. Joe Martere attended a meeting with Mayor Joyce Dunn about the New Haven facility in South Carolina that abuts some of the property in our POA. Plans are for a four-story building for independent living, and two free standing buildings, one for assisted living and another for memory care. Screening to be done, possibly a berm with plantings. Joe Watts asked Joe Martere about the proposed dog park by the water tower. He said that the Town has two stakes marking where the parking lot will go.

House Committee: Kelly reported that the front door to the clubhouse had been repaired. He said that first the magnet had failed and then a control panel had failed probably due to a lightning strike. Jack mentioned that the light on the back ramp is out and so is the sensor light by the office entrance. Kelly said he will fix them.

Communication: Kelly handed out the proposed form to be sent out with the invoices to have members fill out if they want to be in the next phone directory. Jack moved to approve the form as presented and David seconded. The motion passed. Kelly said that we are about 90 percent done with the key card/fob audit that approximately 900 deletions had been made with 75 members still having more than two but many of those are probably lost or never given out.

Recreation Social Committee: Sue reported that there will be a \$10 charge for holiday party tickets for residents but if someone is bringing a guest, they will need to pay the full price for the guest ticket. The committee is still working on the menu selection. This year's party is at the Elks Club on two nights, December 6th and 8th from 4 to 9 p.m.

Sue said that the following events were scheduled: Happy Hour is this coming Friday August 16th, Bingo at 3 p.m. at the clubhouse on Sunday August 19th, Trivia September 15th at 3 p.m. at the clubhouse. The committee is planning an Oktoberfest event at the pavilion on Sunday October 20th with the POA providing brats, hot dogs, sauerkraut and bottled water. BYOB for any other beverages. Thanksgiving will be held at the clubhouse again this year, timing to be determined.

Recreation Facilities Committee: Kelly reported that we had replaced two floats and purchased a bug net and ladder covers for the pool. In June attendance was 2237 people an average of 78 per day. July 2845 which is an average of 91 per day. He said that the attendance at water aerobics was very good also. He did say that there was a snake in the pool but that it had been removed with no issue.

Joe watts reported that the electric bills for the pool area had gone down more than expected since the new pumps were installed. He also said that the reason the one light at the pool area is always on is because it has a bad sensor. He had spoken with the man in charge at Brunswick Electric about the 4 pole lights that were to be replaced since they are no longer able to service them. Joe will follow up with him again since it has been about a month since they last spoke. We have been waiting to mulch that area since it will be disturbed when they remove the lights.

Grounds Committee: Joe Watts reported that our landscaper is doing a nice job with the grounds this year. He said that some of the flowers on the front wall were not doing well and that they had replaced them at no charge to the POA. Sue asked about the Garden Club assisting with future plantings and David said that he would speak with them.

Joe asked David about his progress on obtaining quotes for cleanup of the POA owned properties. David stated that he had only received two bids back for the clean ups. Larry Pigott quotes \$3800 and Phil Ganus quoted \$1000 but he was missing one of the properties.

Legal: Joe Watts stated that mediation with the Town did not settle the issue.

Old Business: None

New Business: None

Member Comment: Sue O'Reilly said that one of the new pool zipper covers had been installed incorrectly and she had mentioned it to the attendant on duty, but it still had not been fixed. She said that some of the people at the pool were not pleased with the service from Coastal Pool. Barbara Hartnett said that the issue is with the person servicing the pool, he is rude and not very customer friendly.

Sue O'Reilly also commented that some houses are unpleasing, for instance there is one house on Crane Court that is so overgrown that you cannot even see the house. Joe Watts said that we send letters to the owners and if they do not correct the issue, we fine them. He said to check with Joe Martere on a specific property to see if it has been addressed.

She also asked about the greenways. Joe Watts said that they go behind properties on Persimmon by the drainage ditch entrance on Sunfield Drive and really go nowhere. He thought that the Town was considering more walkways along the major drainage ditches, that they have an easement but do not own the property. Kelly said that the recent article in the Beacon about Sunset Beach deciding not to accept a donation of property for a walkway when they learned that they would be responsible to pay HOA dues may have caused they Town of Carolina Shores to reconsider the greenways.

Sue Hensler said that there is a tree on golf course property that's only purpose is to drop leaves into the pool and possibly we could get permission to take it down.

Jim Bromwell said that it seems that we are at an impasse with the Town on the lawsuit and wanted to know what is next. Joe Watts stated that we have a court date set and that we were sued by the Town and have no recourse but to continue our legal action.

Barbara Hartnett said that there has been a car parked on the lawn at 1 Pinewood Drive for over a week. Jack said that they were aware of the issue and that it was being addressed.

The Board went into executive session at 10:38 a.m. and came out at 11:45 a.m. Kelly moved that Diana Mardall be contacted to fulfill the vacancy on the Board for the remaining term. Sue seconded the motion. Motion passed unanimously. The meeting was then adjourned.

Next Board meeting – Wednesday September 11, 2019 at 9:30 a.m.