

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 12, 2019
Minutes of the Meeting

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

Board Members Absent: Chuck Karnolt (fourth consecutive absence)

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

Approval of April minutes: Al and Jack seconded that the April minutes be accepted. The motion passed.

Member Comments on Agenda Items: Joe welcomed two new members to the meeting. There were no comments.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry distributed the May transaction detail and the operating budget through June. He reported that member assessments were at 98.36%, which is better than last year. Letters were issued to those who still owe dues. The next step will be to file liens against those owners. He also stated that the legal expense was excessively over budget. The Legal budget is \$5,000 and, so far, we spent almost \$24,000. Joe mentioned there are two (2) more invoices for the pavilion: one is for the water line and one is for the landscaping around the pavilion.

Reserve Professionals, from Cary, NC offered a proposal for a new reserve study. The study will cost \$3266. There is no budget for the study; this expense will be capitalized in the current year. Kerry explained how the study will take place and suggested the study be done this summer. Kelly asked this maybe should be delayed until next year. Joe stated it would be needed this fall for the 2020 budget process. Joe asked for a motion to accept this. Al made a motion to accept and Kelly seconded the motion. The motion passed unanimously.

Al Franklin asked about having a reserve workshop. Kerry said that would take place after the study, sometime later in 2019 or early 2020.

Architectural Control Committee (ACC): Jack reported that the ACC responded to 71 requests for service in April. The ACC worked on the revised language for flagpoles guidelines. The ACC also met with the Grounds Board Liaison about unkempt lots. The ACC completed the final permit for construction debris receptacles

House Committee: Kelly reported that the office renovation is on schedule. He power washed the exterior of the clubhouse and will be staining the deck and ramps the next week.

The HVAC compressor failed, but was under warranty; therefore, there was no cost.

Kelly arranged for Shred 360 to shred ten (10) boxes of paper for a cost of \$150.

Joe expressed his appreciation to Kelly for all the work he has done with the renovation and clubhouse. Kerry also expressed his thanks to Kelly for all the work he's done.

Communication: Kelly posted information in the pool area. He reported that the 500 phone directories are in. They will be passed out on request only. They will be printed every two (2) year.

Recreation Social Committee: Joe reported on the events for the Recreation Committee: Under the Pavilion event was a success. Al said comments to him and Sue were positive. The Memorial Day picnic tickets can be picked up until May 20.

Recreation Facilities Committee: Tom reported that the Board of Health certified the pool until the end of October. There were strong winds the previous week and eight tables turned over, breaking one (1) tabletop. He is getting prices to replace the tabletop.

AED defibrillator and First Aid class will take place the end of this month in the library and will take about 1 ½ hours. Tom, the attendants and Chuck will attend. Tom offered the class to the board.

The pool attendants' hours were discussed, and it was decided they would work from 9:00 a.m. to 8:00 p.m. as in the past. Lap swim is from 7:30 to 9:00 a.m., water aerobics is from 9:00 – 10:00 a.m. and general swim is 10:00 a.m. to 8:00 p.m. Joe suggested to let Tom McClure be responsible for the attendants' schedule. Tom said if it rained during normal hours, the attendant should go home and if the weather cleared, they should return to work. Kelly said that he has a time clock that he can install at the pool, but Tom prefers the paper timesheets.

There was a discussion about whether to have hotdogs at the pool opening. Joe said since it was announced that hotdogs were going to be served, we should move forward with the pool opening event. He would let Sue know. Debbi Littell (resident attending the meeting) offered to help.

Grounds Committee: David and Joe Martere looked at POA property to see which ones need attention. David reported they all do and will follow up with an estimate from a bush hog person.

David reported that he's waiting for Matt from Total Lawn Care to finish the grass around the storage shed either grass or sod: David said he did not stay on top on this. David thinks Matt is

waiting for information about the sidewalk. David was unable to get an estimate on the proposed sidewalk. Joe asked about the irrigation system. David could not answer; he said that he had fallen down on that, but will find out. David will find out from Matt when spring flowers are to be planted. Kelly painted a caution line on the apron of the pavilion as suggested by our insurance person.

Legal: Al reported that a new attorney replaced one that was working on the project and left. Jennifer and Jonathan (Joshua) will be working the case. They are in the process of getting Mr. Mendenhall to sit for a deposition. The judge has denied Denise's request to dismiss the whole case under unjustified allegations. Some items were dismissed, but most will stay. After the deposition, we may be able to go to arbitration, if not; their lawyer wants a jury trial. That will take many months. Al didn't see it being settled unless with arbitration. It was the town's idea to file a lawsuit.

Old Business: Jack reported on the guidelines, (permits, town permits, setbacks, content on flags) for flagpoles that the ACC, with Jack, put together. There was a discussion regarding these guidelines. Al reference the North Carolina statute, which takes precedence, regarding the United States and North Carolina flags. Joe suggested that the guidelines should be for flagpoles and not flags and moved the discussion to the executive session for clarification. The guidelines should be on the website when approved by the board.

Joe reported on the pool lights. BEMC said they were twelve weeks out and they couldn't do anything now because the ground is very wet. Joe will monitor the progress.

Sue and Kelly updated the Picnic Area rules to apply to the Pavilion. Jack made a motion and Kelly seconded the motion to accept. The motion passed. Al asked about renting the pavilion. Kelly responded saying members can reserve the pavilion, but there will be no rental to non-residents.

New Business: Joe spoke about shopping around for new insurance. Don Bullard insurance was mentioned. State Farm wants \$2500 to insure the pavilion. With the pavilion, State Farm insurance will be about \$26,000. Kerry said insurance has increased \$14,000 since 2009.

Member Comment: Mary Conover, 3 Lakeview Ct., asked if the POA ever considered a dog park. She was told the town is developing a dog park.

Cindy Beagle, Court 5, asked if anything could be done about owners' cats that are out of the house. Her neighbor's cat has jumped on her car and scratched it. She was told that cats were exempt from the leash law. She needs to talk to her neighbor.

Jim Poe, 1 Carolina Shores Dr., commented that the pavilion looks fantastic. He also wanted to know if the board ever considered training and certifying the pool attendants to keep track of the chemical levels during the day and adjust them. Also, consider purchasing a vacuum for the attendants to use. Tom responded saying it was a Board of Health issue, which was once a day.

Al suggested the pool attendant take the chemical reading and if an adjustment was needed to call the pool company because a certified person needs to do this. Kelly said the chemicals should be checked twice a day. Need to keep a record of it. Joe suggested a thirty (30) day trial to do this.

The Board went into executive session at 11:46 a.m. came out at 12:45 p.m., to be continued at a later date and adjourned the meeting.

Next Board meeting – Wednesday June 12, 2019 at 9:30 a.m.