

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 13, 2019
Minutes of the Meeting

Board Members Present: Joe Watts, Jack Csernecky, , Sue Hensler, Al Franklin, David Franklin, Kelly Wilson, Kerry Jarrell.
Chuck Karnolt arrived at 10:15.

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

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Office: Merrilee handed out a recap of the lighting costs for the recreation area as well as the clubhouse. All lights are on contract pricing, so short of taking some of them out of service there are no cost savings.

She also reported that our insurance company State Farm advised that there would be no cost savings on our policy with either pool attendants or certified life guards.

Merrilee informed the Board members that the damage done by the driver who overturned his vehicle into our boundary fencing on 179 was estimated at \$1500 by McLamb Fence Company. She had worked with Geico insurance Company and we are in receipt of payment. Joey from McLamb is waiting for the replacement fence to come in and will inform us as to when they can make the repairs.

Treasurer Report: Kerry informed the Board that expenses for 2018 exceeded budget by \$6378.76. He stated that the overspend could be attributed to storm cleanup and pool maintenance and repair. He also said that we have a rainy-day fund of approximately \$60,000. Kerry handed out the transaction detail and the operating budget. He pointed out that our legal fees were already \$12,000 through February on a budget of \$5000. Kerry asked the Board members if the transaction detail and operating budget were useful or if they wanted to see the information in another format. All agreed that the current reports were fine.

Kelly asked Kerry if we could set up a separate account for electric meter at pavilion and Kerry said that we could.

Architectural Control Committee (ACC): Joe Martere said that the ACC handled 118 requests for service in February.

Joe stated that the ACC would like the following language added to the guidelines for AC & Propane tank screens: "Any installation of "Mini-split" A/C units must be screened according to the ACC Guidelines for A/C Propane Tank screenings.(Approved 3/8/2016). "Any self-contained units, i.e. window or built in wall mounted units will be exempt." Al said that we could not exclude shrubbery because this language would change DoR, however the shrubbery would need to meet current height requirements. Joe and Jack to work on the wording concerning shrubbery and screening.

The issue about whether installing a flagpole required an alteration request and a permit and if there should be guidelines was discussed. It was decided that guidelines for installing flagpoles should be established.

A permit to allow construction vehicles to park overnight was discussed. Al said the simpler they made the permit the better. ACC to work on the permit.

House Committee: Kelly reported that we sent bids to four companies and have had 2 of them pick up plans and do a walk through. Proposals are due back by March 29th.

Kelly met with ATMC and had phone lines ran for the temporary office in the Board Room once the renovation starts. He also informed the Board that we were keeping the current furniture and that he would purchase a credenza and one file cabinet.

He reported that he was in contact with a shredding company and they would shred up to 250 pounds for approximately \$185. Al asked if we could open the shredding to residents, but Kelly said that would require a different type of truck and that the cost would be over \$500.

He advised that in preparation for the renovation he had cut down the chair dollies and was moving them to the front closet. A sign-up sheet has been developed to ensure that the tables are returned since we are missing some. Kelly is also planning on painting the kitchen and staining the ramps once he power-washes.

Once the renovation is completed the clubhouse will be closed for a short time to allow for a deep cleaning.

Communication Committee: Kelly said that a letter was going out to the clubs to let them know of the need to start purging of unnecessary items that they have stored in the clubhouse.

Grounds Committee: Joe Watts said that he met with a gentleman from Brunswick Electric concerning changing the lights by the pool. NC laws have changed about the type of lights used after dark. They said that they could no longer service the lights since they need a bucket truck

to change the bulbs and due to the landscaping, they cannot get a truck into the area. The solution is to replace the lights with the black decorative pole lights, there would be no charge to switch with the exception of a connection fee.

He reported that Ron Bland had been given a punch list of items that need to be done before pavilion is signed off on.

Joe informed the Board members that we need to take down 8 trees on POA property at the end of gate 6 and also 2 oak trees at another location. We have permission from Philip to take down dead trees by the clubhouse that are on golf course property. He received a bid of \$3825 for the 13-14 trees that need to be taken down. Chuck moved that we approve the bid and Jack seconded the motion. The motion passed.

Recreation Facilities Committee: Chuck reported that he had gotten 2 quotes for power-washing but he felt that they were too low. Al asked why he felt that way and Chuck said that he didn't think the job would be done well. Joe said that if they don't meet expectations have them redo the job. Chuck asked Sue if we needed additional picnic tables, she felt that we would buy 5 tables this year to replace the worst of the current tables.

Chuck said that he was having Merrilee order the windscreens for the tennis courts.

Chuck reported that replacing the single-phase pool pumps with 3 phase pumps should save approximately 25% on our electric bill. He explained that variable speed lets you adjust how often the pumps run. The cost to replace the pumps is \$7500 and Chuck feels that we should replace the pumps that are very old with new more efficient ones. Chuck moved to replace the pumps and Sue seconded. The motion passed unanimously.

Recreation/Social Committee: Sue said that Trivia on March 10th was well attended. Happy Hour in the park will start again on Friday April 26th and Sue said that she was looking forward to using the pavilion. She said that a volunteer luncheon is planned for April 7 in the POA clubhouse.

Sue reported that she had met with two companies who provided lifeguards. She was told that we have one of the largest and deepest pools in the area. She walked our pool with one of the companies and was told that he was surprised that we did not have a backboard or flotation devices since it would be near impossible to get a unconscious person out of the pool without a backboard. The proposal was to have 2 lifeguards and an attendant during busy time from May 1st to September 30, attendant would also be a certified lifeguard. Attendant would register guests and call them by their names. Cost would be \$22 per hour for approximately \$86,900 for the season. Sue was hoping that we would get a discount on our insurance but that was not the case. Kerry said that he would go back to the insurance company and would also look into bids from other insurance companies. Joe Watts thanked Sue but asked if she would tweak the proposal.

Nominating Committee: nothing to report.

Legal: nothing to report.

Town: nothing to report.

Old Business: nothing to report.

New Business: Al stated that a proposal for HUD housing at the site near CVS would be discussed at the Town Hall on March 20th. He feels the Board should send the Town a letter from the POA citing our issues with a low-income rental development in our community.

Member Comment: Sue O'Reilly wanted to know if there were guidelines for mailboxes. Mailboxes are on Town property and are regulated by the post office not by the POA.

Sandy Smith asked about the new RV guidelines. She feels it is unfair to owners of popup campers since it takes as much time to load and unload them. Jack said that our attorney came up with the wording.

Martha Hannon asked if we had considered changing insurance companies. Kerry replied that when he had requested quotes from different companies, they would not quote us because of the swimming pool. He said that he would look into this again since it had been quite a longtime ago.

The Board went in to executive session at 11:24 a.m. came out at 12:40 p.m. and adjourned the meeting.

Next Board meeting – Wednesday April 10, 2019 at 9:30 a.m.