

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 14, 2020
Minutes of the Meeting

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

Board Members Absent: Al Franklin and Carol Davis.

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

Approval of September Minutes: Jack made a motion to approve the minutes and Sue seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out a packet to all of the directors which included our 2019 financial statements, operating budget through September 2020, and the proposed 2021 budget. He went through the financial statements prepared by the CPA Firm of W. Greene and Assoc. and noted that the CPA Firm provided a clean opinion on the financial statements for 2019. He drew attention to our Reserve and Replacement Fund ending fund balance, which was \$377,265 at the end of 2019. He also noted that the Operating Fund was \$11,455 over budget attributed to our legal expense which was \$73,182 over the budget. Due to the excess legal expense, the Board had reduced the contribution to the Reserve Fund from \$72,500 as planned to \$37,500 for 2019. He explained that in the current year several budget lines would be probably have favorable balances at the end of the year. Clubhouse expenses, member activities and insurance are all expected to have favorable ending balances. The finance committee expects the excess at year end of approximately \$41, 837. He recommended that the board wait until the end of the year to make any decision on how to handle the excess. Merrilee advised Kerry that our liability coverage was not being renewed and that our agent was shopping other companies to get quotes. The finance committee proposed no increase in dues for 2021. They discussed the possibility of lowering the dues, but all agreed that there were too many uncertainties. Kerry said that we would generally hold a community meeting to go over the budget, but that seems unlikely this year. Instead, we will put an extract of the proposed budget in the November bulletin. That would give the membership plenty of time to ask any questions concerning the budget. He also reminded the Board that they would need to vote on the budget at the December meeting, so that the office could do the invoices for January 2021.

Architectural Control Committee (ACC): nothing to report.

House Committee: Kelly noted that the clubhouse is still closed and that this might be a good time to get the clubhouse interior repainted. He will get together with Larry Gonzalez to see when he can do the job. Joe Watts asked how much the estimate was for and he said it was approximately \$3000, which included repainting the ceiling.

Recreation Facilities Committee: Kelly said that the pool attendance has been averaging about 5 to 7 people per day. Some furniture has already been put away. Sue asked if residents could bring their own chairs over after the pool closes to use the pool deck. Kelly explained that the pool deck entrance needed to be padlocked after October 31, 2020 in accordance with North Carolina rules.

Recreation Social Committee: Sue meet with her committee and they discussed 2021 budget which they reduced by \$350, since they have been underspent the past several years. She said hopefully they will be able to have fun and party in 2021.

Grounds Committee: Joe said that he had spent about half a day with our contractor to discuss a list of items that need to be accomplished. He noted that some of the items had been accomplished already. Joe advised that he has been trying to meet with Twin State Paving, who has done work for us in the past, but they have not gotten back to him. He has been in contact with Brunswick Paving, to get a bid on our parking lot at the clubhouse.

Communication: nothing to report.

Advisory/Legal: In Al's absence Joe said that the trial is now scheduled to begin on November 9, which will be preliminary and would probably start on November 11. He said that the Town refuses to pay dues on the two lots they bought and that the DoR was in place at the time of purchase. Joe asked the board members to plan on attending the trial on November 11. Diana asked if all board members needed to attend and Joe said he would ask our attorney but that we need to have a good showing. Diana also stated that November 11 is the scheduled date for the next Board meeting. Joe said we could reschedule the meeting if necessary, but we should wait because the court date could still change.

Joe Watts said that Diana had recommended that he invite the new Town Administrator, Chad Hicks, to attend one of our Board Meetings. Joe said that he decided to invite him out to lunch instead and that they would need to reschedule because Chad had an issue with his parents. Diana said that Chad is very well thought of in Brunswick County.

Old Business: none.

New Business: none.

Member Comments:

Sue O'Reilly asked if the rules for the picnic/pavilion area were still in effect? She was told that we were not renting the area this year due to covid. We recently started asking groups to let us know when they wanted to use the facility but have not had them fill out a form. Sue had an issue with a resident who used Next Door to invite all Marylanders to meet at the pavilion and that there was no way of determining how many people would attend. After much discussion it was decided that we would still not rent the

area but that we would have large groups fill out the reservation form. Large groups would need a sign in sheet for attendance. Sue Hensler suggested that we use the bulletin calendar to show when different groups were meeting. Kerry agreed that we should have a signed form for large groups.

Barbara Hartnett wanted to know how many members were on the ACC committee and Jack said that we have 8 members. She asked if they drive around looking for violations and was told no but if they go out on requested inspections and see violations that they would follow on them. She asked if they could be assigned an area each week to drive through the neighborhood to look for violations. Joe Watts explained that that is not their job and that we depend on the members to let us know of possible violations by filling out a request for inspection form. Barbara said that with the office closed it was difficult to do this. She was told that she could phone or email the request also.

Charlotte Csernecky requested approximately \$250 dollars to decorate the entrances again this year, she said they still have the wreaths, but the bows and garland would need to be replaced. Joe moved to give the requested funds to Charlotte and Jack seconded the motion, it passed unanimously.

Joanne Bendy asked if the clubhouse could open several days a week for a couple of hours for members to use the library. Joe said that they would discuss it in executive session.

The Board went into executive session at 10:30 a.m. and adjourned at 11:15.

Next Board Meeting: November 11, 2020 at 9:30 a.m.