

S CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2020
Minutes of the Meeting

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

Board Members Absent: none.

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 ~~July~~August: Jack made a motion to approve the minutes and Sue seconded the motion. The motion passed unanimously.

President's Comments: Joe thanked the directors for their work during this time of Covid-19 stating that there is a lot of work being performed "behind the scenes". Kelly kept the Recreation Area open; Jack stays busy fine tuning our Rules & Regulations; Al has been monitoring the law suit; Sue is in charge of Social Activities of which there has been none and she is anxiously waiting to have some; Diane is dealing with issues with the Town and Carol researched the CSPOA parcels of land to possibly sell to current residents.

Member Comments on Agenda Items: Kristin Forehand and Patty Kluge made a plea to keep the pool open until 6:00 p.m. There was a discussion, and all agreed that the pool could stay open until 6:00 p.m. depending upon the weather.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry distributed the Transaction Detail Report to the directors as well as the Operating Budget. The Operating Budget was also made available to interested residents. Kerry noted that State Farm returned \$1095- for workers compensation insurance because we changed providers to Brunswick Insurance Agency

The annual audit has been completed and Kerry does not anticipate any changes. The Financial Report should be here soon. The largest expenses are the grounds and pool.

Kerry talked about the 2021 budget process, which will start the second half of September where directors will submit their requests. October 1 the requests go to the Finance Committee. November 1 it goes out to the community. It will be voted on in the December Board of Directors meeting.

Kelly questioned an expense that was charged twice. Kerry had already corrected the error, but it did not show on the Transaction Report. Al questioned the charge from the attorney. It was explained that it was for phone calls Al had with him.

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Kelly also wanted to know why all of Tom's pay was charged to the pool and not some charged to the Recreation area. Kerry explained that that could be done, but it could become challenging to be so detailed.

Architectural Control Committee (ACC): Jack reported that the ACC has completed seventy-five requests for the month of August. Jack recommended a new alternate member, Bill Rose, for the ACC. Joe Martere gave some background on Bill and Joe Watts asked the board members for approval. Approval was unanimous.

Jack read the changes the ACC committee recommended to the Rules and Regulations. They are:

1. III. USE OF MOTORIZED VEHICLES, PARKING & STREETS, A. MOTOR VEHICLES,

5. Vehicles are only allowed to be regularly parked on property owners' driveways or parking areas on property owner's lot. "Parking areas on the property owner's lot" is defined as a concrete, stone or rock area adjoining the driveway and defined by a fixed border. Parking elsewhere on the property is not allowed. Parking on POA common areas is not allowed. Parking on golf course or Town of Carolina Shores property is not allowed without prior authorization

2. Builders Package, Item 2 Procedures: Paragraph C

In preparation for tree removal inspection, owner will be required to install string lines around perimeter of lot and outline of dwelling. Mark with ribbon all trees within twelve feet (12) of the dripline of proposed structure that are to be removed. Mark with ribbon all trees outside of the twelve (12) foot boundaries that the owner wishes to remove that will be at the discretion of the ACC.

3. Hours for Property Owner Yard Maintenance

The ACC discussed at length the setting of hours during which mechanized yard work could be performed. It was the consensus of the committee that there are municipal codes defining those hours and that the Sheriff's Office needs to be called for violations thereof.

Al suggested that the word "overnight" should be put in Section III, Paragraph A, Item 5 so it would read "Parking overnight elsewhere on the property etc."

Diana asked about the rules regarding removal and replacement of trees. Joe M. said two trees need to be planted for one being removed when it is outside the twelve (12) foot boundary on a new build.

There was a discussion regarding #3 about mechanized yard work at night by residents. Al recommended publishing the county's noise ordinance hours.

Joe Watts asked for a motion to pass the changes. Al made a motion, and Jack seconded it. The changes passed unanimously.

House Committee: No change.

Recreation Facilities Committee: Kelly said the rules for Phase 2.5 were the same as Phase 2. Pool hours were changed to Lap Swimming at 9:00 a.m., Water Aerobics at 10:00 a.m. and general swim at 11:00 a.m. He said he would leave it to the board to change the pool hours. Joe W. suggested that the evening pool hours be changed to 6:00 p.m. instead of 5:00 p.m. until the end of September. Kelly will talk to Tom about this and mentioned that last year people left the pool a mess when they left in the evening. He wants the pool deck gate locked, but the outside gate can stay open until 8:00 p.m.

Al made a motion to accept the 6:00 p.m. hour and Kelly seconded the motion. It passed unanimously.

Last month the pool water bill was extremely high. Kelly did a walk-around the pool but could not find anywhere there was a leak. He spoke with the water company and when the irrigation was turned off, the water usage was back to normal. Matt needs to be contacted to try to find the leak. The water company suggested a new meter just for the irrigation. It would be very costly to do that because of where the meter is compared to where the irrigation for flowers is. There was also a spike in electricity because the office air conditioner was kept on. Kelly felt that if anyone got sick, they could go in there to cool off.

Kelly talked about the pool furniture and suggested that it be re-done in royal blue instead of the color cobalt. The price for cobalt is \$8000 compared to royal blue which is \$2800-\$3000. It was agreed to use royal blue.

Al had worked on the outlets in the clubhouse kitchen only to find a problem in the attic where the wires came together. Kelly checked with Ron Schnur. Ron did not touch those wires.

Recreation Social Committee: The Rec Committee met the previous Thursday. There is little hope for a Holiday Party because the Elks can only have fifty (50) people right now and they really cannot accommodate enough tables to be six (6) feet apart. At that rate, the party would have to be held at least five (5) days. Some committee members are just not that comfortable with being with so many people. Thanksgiving dinner does not look hopeful either. A future party in March could be possible.

Grounds Committee:

There was not a lot of debris from the hurricane. There were several truckloads of limbs the landscaper hauled off and Kelly cleaned the rec area. There are some places that could be improved, but Matt is doing a good job. The shrubbery and trees around the gates are overgrown and not uniform and needs to be worked on.

There was an issue with the town mowing the grass around the signage and flower beds and blowing the clippings onto the flower beds. Joe W. called the mayor and asked if she could help with this. Joe received a letter from the town saying employees would not be blowing the clippings onto the flower beds. Joe W. asked for some suggestions as to what improvements need to be made.

Kelly mentioned there should be grass around the pavilion. He would like to see the overgrowth near the pool cleaned out. He wants to talk to Philip about some of the golf course trees that are close to the pool fence. If the pool fence gets damaged, the whole fence would need to be replaced because of the new codes. Joe W. said Kelly needs to talk to James from Triple G trimming trees and not Matt.

Al mentioned that a lot of the lights are out. He will get the numbers off the poles and give to Merrilee and she will call BEMC.

Sue asked when fall planting would begin; Joanne Bendy said the beginning of October. Diana asked about a sub-committee to work with the landscaper. Joe mentioned the Garden Club worked with Matt last year. The Garden Club committee will meet next week and walk the community and get together with Joe W. to let him know what they think needs to be trimmed now or in the future. Joe mentioned there were 615 bushes to be trimmed and 100 around the pool. Joanne talked about the garden near the clubhouse. They wanted to keep it natural and low maintenance.

Communication: Diana said that when the new administrator starts with the town, she will resend her letter re. a possible solar farm in Town to him.

Advisory/Legal: Al talked to our attorney, Josh, and the town attorney is still holding onto a jury trial that he applied for and it probably will not take place until next year because of Covid-19. Josh will reach out and try to get a waiver and have the judge do this online. Josh feels the Town attorney is playing hardball.

Old Business: Carol did the initial research on the parcels that the POA owns. Joe picked two parcels, a small one and a big one and talked to the appraiser to get an idea about what the cost would be to determine the value of these parcels. The appraiser wants \$600 per parcel. Joe W. thinks the POA should get the appraisal to give an independent decision of the value of the parcels. There are eleven parcels, but some of the parcels are not sellable. There was a discussion: Sue questioned that if a resident is genuinely interested in buying the parcel, why not just sell it to them without an appraisal? Al mentioned that selling the parcels may need to go to the membership for a vote and also asked about the cost to maintain these parcels; Joe M. answered \$2500 this year which was less expensive than previous years; Kelly said to include the appraisal cost as part of the selling price; Joe W. said that the Board was trustees of the property and is responsible for it. He did not want to sell a parcel for one price and have a homeowner come back and say it was worth more than the selling price. He said another option was to finish the research and just auction them off. Kerry wanted to know what kind of approval

Joe W. was looking for. Was it 50% of entire membership or of returned questionnaires? Joe W. said he was thinking about 50% of those who responded. Kerry said they would have to look to the DoR and he said selling the parcels was a different issue than buying property. If there was nothing in the DoR about selling assets, then the Board would not need the membership's approval. Joe W. asked Carol to find out what the DoR states about selling property.

New Business: Joe W. and Jack met with a paving company representative who contacted the POA about their services. Joe and Jack show the representative around pointing out certain problems with water drainage around the clubhouse. The representative thought our parking lot had several more good years to it. There is a strip next to the clubhouse that needs paving. Once the work was done on the problem areas, he thought we had another five years left on it. There is about thirty feet of driveway near the pool at the road that needs to be fixed.

Member Comments: Teddy Altreuter talked about the different recycle centers in the area. She would like the Carolina Shores community to go to the [Town](#) commissioners and ask them to put back the recycle bins.

The Board went into executive session at 10:55 a.m. and adjourned at noon.

Next Board Meeting: October 14, 2020 at 9:30 a.m.