

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 9, 2021**  
**Minutes of the Meeting**

**Board Members Present:** Joe Watts, President; Sue Hensler, Secretary; and Directors Carol Davis, Julia Lally, Philip Laura, and Kelly Wilson.

**Board Member Absent:** Jack Csernecky.

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

**Approval May Minutes:** Sue made a motion to approve the minutes and Philip seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** none.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** In Kerry's absence Merrilee passed out the updated operating budget and the transaction detail for the month of May.

**Architectural Control Committee (ACC):** In Jack's absence Joe Watts reported that he and Kelly had gone out on several inspections.

**Communications:** Kelly said that he would follow up with Vaughn on the directory.

**Recreation Facilities Committee:** Kelly reported that May attendance at the pool was 974, an average of 45 people per day.

Kelly said that the bulletin board that he had ordered for the recreation area had been cancelled due to availability.

Joe Watts reported that the paving company would be back on Monday, June 14<sup>th</sup> to finish the area that they missed sealing.

Joe also said that once the tennis courts were done that the recreation area will look the best that it ever has. He thanked Kelly for all his hard work and said that we should update the photos on the website once the courts are done.

**Recreation Social Committee:** Sue reported that the first happy hour had approximately 70 people attend. She said that her committee members did a good job of circulating and talking to attendees. The next happy hour is scheduled for June 18<sup>th</sup> and she thought that they might have name tags for everyone since many new residents have been attending.

July 4<sup>th</sup> is scheduled for an ice cream social. July 16<sup>th</sup> will be the third happy hour and they may go back to a sharing table.

In October, the committee would like to have an Oktoberfest where the POA provides the brats and sauerkraut and onions and peppers.

Sue said that the committee was discussing Christmas party however no final decisions were made.

**Advisory:** Julia informed the Board that her committee met and worked on a cover letter for new members, she wanted to keep it to one page but there were too many great ideas, so it ended up being two pages. The new friends' handout was deemed outdated and should be removed from the new member packet.

Carol handed out a spreadsheet that showed 7 parcels that the POA owns and proposed sale prices. She said that she had looked at the county GIS, but that tax assessment cards were the only records available. She said that 4 of the properties show the same book and page and the other 3 were blank. Joe Watts said that the attorney in Wilmington wanted to bill us in advance for the title searches prior to any sales. Carol explained that we may not be able to sell the parcels if they are deemed as "green space". Joe suggested that we may want to pick one parcel and pay for the title search. Number 4 parcel, which is located on gate 10 between 17 & 19, was recommended since there is an interested member wanting to purchase.

Sue made a motion to pay for a title search on parcel number 4, Carol seconded the motion. The motion passed.

**House Committee:** Philip stated that he planned to repaint the railings on the stairs to the office entrance.

**Legal:** none.

**Grounds Committee:** Joe reported that he feels the landscaping crew is doing a great job. Sue said there are four plants at the entrance of County Club and Carolina Shores Parkway that are not getting any water. Joe said that he will have it checked out but that he thinks that the irrigation was set for flowers on the sides of the sign, so the flowers in front of the sign are not getting any water.

**Old Business:** Sue revisited a discussion from last month's meeting about the vacant lots being cleaned every three years. She said that some vacant lots have not been done in years and maybe the schedule should be revised to every two years and that it should apply to all vacant lots including the acreage lots. The acreage estate vacant lots have not been required to bush hog, since they are considered in a natural state and wildlife would be displaced. It was noted that not every vacant lot requires cleaning every three years, they are inspected and only those property owners lots reported to need work are sent letters. Joe Watts said that he has had conversations with some lot owners who bought their lot years ago planning to build at some time in the future for much more money than they are worth today. He said that we could revisit the issue but that he felt that many owners would walk away from the property if they had to pay to have them maintained on a regular basis, preventing us from collecting dues on the abandoned properties.

**New Business:** Joe said that the ACC may want to be a less strict when owners ask to take trees down since once an arborist is called, they may recommend taking out many more trees that have outlived their life span.

Philip asked if we could put signage at the pool to advise members against loud talking on their cell phones, since other members were being disturbed. Kelly said that we could not post one at an outdoor venue. It was decided that Kelly would mention the issue in the bulletin.

Joe said that he had spoken with Mayor Dunn, and she had asked him to send a blast email about the openings at the Town for mayor and 2 commissioners.

**Member Comments:**

Jim Cioe asked the Board if they could put up small speed limit signs like those, he saw in South Carolina. Kelly said that Ocean Ridge has two of those signs and that they cost over half a million dollars for the two. They show the speed limit, your speed and light up at night. Jim said he did not realize the cost and functionality of the signs.

The Board went into executive session at 10:14 a.m. and adjourned the meeting at 11:05 a.m.

Next Board meeting July 14, 2021, at 9:30 a.m.