

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 12, 2021
Minutes of the Meeting

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

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

Approval April Minutes: Kelly 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: In Kerry's absence Merrilee passed out the updated Operating Budget and the transaction detail for the month of April.

Architectural Control Committee (ACC): Jack reported that the ACC had completed 100 requests for service from members during the month of April. He stated that 2 homes were in the process of being built, along with several additions.

He feels that language should be added to all other structure requests forms like the language on the fence request which indemnifies the POA for encroachment on adjacent properties. Jack made a motion to add the language to our other forms and Kelly seconded the motion. The motion passed

Communications: Kelly said that he would follow up with Vaughn about moving the directory online.

Recreation Facilities Committee: Joe Watts thanked Kelly for all the hard work he had done at the pool and the recreation area and stated that the pool was in excellent condition.

Kelly reported that we received a letter from the Health Department concerning the pool pumps which were not grounded by our previous pool company. The Town was also copied, and the building inspector informed him that a permit was never pulled for the work. Eva Electric pulled the permit and took care of grounding the pumps.

Kelly reported that two sable palms were planted in front of the pool area and that some of the rock was moved to behind the pavilion to help with drainage.

Kelly said that he was painting the posts on the tennis court fencing. He thanked Rick Griffin, Lee Burger, and John Williams for their help in cleaning up the recreation area. He also thanked Joe Watts for his help in fixing the basketball hoop.

Recreation Social Committee: Sue reported that the committee planned the first Happy Hour in the Park for May 21, 2021 at 5 p.m., going forward they will meet the third Friday of the month. Sue advised that they were putting the firepit between the pool and pavilion for the group to enjoy. She said that at the current time 100 people could attend.

July 4th at 2:00 the committee plans to have an ice cream social at the pavilion with 4 stations so there can be some social distancing and prevent the ice cream from melting, as was the case last year when they only had one line.

They plan to have bingo in August time and date to be determined and possibly a trivia also.

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

Joe Watts asked Sue about plans for a Christmas party. Sue said that the comments about last year were that many of the attendees did not like the food and sent food back because it was cold. The Elks is the only venue in close vicinity to us that can accommodate our needs. Philip asked about Sea Trail, but Sue said that they refused to rent it out. Sue stated that she had heard that the Elks do a nice Italian night but wasn't sure how that would go over for a holiday dinner.

Advisory: Julia informed the Board that her committee did not meet this month.

Carol stated that she had nothing new to report on the sale of the POA parcels. Joe Watts reported to the attendees that we own about a dozen parcels that we need to maintain and that we are looking to possibly sell to members whose property abuts the parcel. The difficulty has been in finding an attorney to handle all of the sales as we would need a disclosure that would be the same for every sale. Real estate attorneys are booked out several months. Joe said that he thinks he has found an attorney that will handle the sales for us in Wilmington and will follow up with her.

House Committee: Philip reported that the clubhouse was being used by many small groups and the Garden Club would be using it for a social function in June. Rental of the clubhouse was discussed but determined that the governor needed to deem the state open 100% before we would rent it out.

Joe Watts said that the two decorative lights had been installed in the clubhouse parking lot, they match the lights mounted on front wall.

Legal: nothing to report.

Grounds Committee: Joe reported that he sees an improvement in the condition of the grounds. He and Kelly met with Matt and gave him a list of items that still need to be done.

Old Business: none

New Business: Kelly stated that the clubhouse parking lot would be seal coated on Thursday May 27, 2021 and that the office and clubhouse would be closed for the day. The pool parking lot will be seal coated on Friday May 28, 2021 and the parking lot will be closed for the day and if members want to use the facilities, they will need to park in the golf course overflow lot and walk over.

Member Comments:

Kelly Gerukos of 15 Court 11 said that she was upset with the lot being cleared specially the lot on 13 Court 11. She had pictures of several lots and wanted the Board to change the requirements since she and her neighbors like the privacy that the lot gave them. One of the lots pictured was 15 Court 6 where the lot had been clear cut without the owner's knowledge. Joe Watts explained that the new owner had been contacted and would need to take care of the situation or be fined daily until the work is completed.

Kelly was not happy with Phil's who bush hogged several of the lots, she said he was busy and was farming out some of work and that she felt that the work wasn't done right. She also said that the workers were using bad language. She went on to complain about no one getting back to her before the lot on 13 Court 11 was bush hogged. She wanted to know if the DoR could be changed and was told that it would require 50 plus one percent of the members to change. Joe Martere said he did respond to her and let her know when he could see her.

Joe explained that we have approximately 54 lots that are inspected on a three-year schedule starting in January. Some lots still did not require cleaning but 28 were deemed to need attention. At this time all but 5 have been completed.

Julia asked Kelly what she wanted to achieve by attending this meeting? She wanted members to have a say in whether a lot next to their property should be cleaned or left in its natural state. The lot on 87 Carolina Shores was mentioned as a lot that had been cleaned properly. There is a standard definition of what constitutes a well-maintained lot in the Rules and Regulations.

Nancy Larkin informed that board that she has been appointed to the Town Parks and Recreation Committee and that she would be our liaison and keep the board informed of any developments.

The Board went into executive session at 10:29 a.m. and adjourned the meeting at 11:45 a.m.

Annual meeting Saturday May 15, 2021 at 3:00 p.m.

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