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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 8, 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.

**Board Members Absent:** none.

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

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

**Member Comments on Agenda Items:** Phillip Laura asked about the pool closing at 5 p.m. and if 6 p.m. had been considered. Kelly said that attendance in September has been low over the past two years and that it doesn't pay to keep an attendant past 5 p.m.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry passed out the updated transaction detail and operating budget. He stated that revenue was almost at 100% and that expenses were at approximately 61% which is on track. He said the recreation budget is underspent due to covid. Kerry said that our objective is to provide as much service as we can given the budget not to make money.

Kerry handed out blank budget requests to the directors and asked that they be completed by October 8, 2021. He said that he and his 3 members of the Finance Committee work with the budget requests and make a recommendation to the Board on the budget. The proposed budget will be posted in the November bulletin for members to have a chance to see and ask any questions that they may have. A meeting will be held sometime prior to the December board meeting for members to make any comments or concerns they may have with the budget. At the December board meeting the budget will need to be approved so that the invoices for 2022 dues can be processed.

Kerry also went over our accountant's annual review of our books. Kerry explained that we received a clean opinion. He stated that there are two indicators of the health of an organization. First if you have cash on hand to pay your current bills and secondly the fund balance is the ability to run the business in the long run, like an individual's net worth. Page 9. Revenue was plus \$21,500 for 2020, dues did not increase for 2021. Pages 11,12, 13- accountant notes- nothing was negative. Page 18. Expenses- Salaries, recreation and insurance were all under budget. Kerry thanked Joe Watts for resourcing our insurance needs. Legal fees were overbudget due to the lawsuit that was finally settled this year.

Joe Watts asked Kerry if we have a surplus if it rolls over to the next year. No but money can be used on something like the tennis court repair which was not planned for this year.

Nancy Boyden asked if there were any bills still pending due to the lawsuit and Kerry said there were none. Nancy also wanted to know why the accountant review was not provided to the membership.

Kerry explained that most of the information is provided in the bulletin in November when the proposed budget for the following year is posted along with the current year's budget.

**Architectural Control Committee (ACC):** Bill Rose the ACC chairman reported that they handled 39 requests for service in August. He said that there are three houses in various stages of completion, and one addition. Joe Martere and Jim Poe are currently handling the new build inspections.

Joe Watts explained that when members get a letter of a possible violation the first thing, they ask is who ratted them out. He said members have the right to request inspection of a property that they feel is in violation but sometimes a member will see something on a property and ask if they can do the same thing and that may lead to violation letter being sent.

**Recreation Facilities Committee:** Kelly said that we are still waiting for a firm date for courts 1 & 2 to be resurfaced.

He said that the pool usage averaged 75 people for August. Kelly said that next year we would need to replace two tables, 4 umbrellas and 6 umbrella canopies. He said that the chlorinator broke, and our pool company was able to find the part to repair it. He also said that ATMC had replaced our service with fiber optics and that he signed a two-year contract that will save us about \$30 per month for the clubhouse and \$20 per month for the pool area.

**Communication:** Kelly said that the printer who has done our directory in the past has gone out of business and that by the time we are ready to have the directory printed it is out of date. He said that Vaughn has been looking at online directories that are secure and can be updated as information changes. About 53% of members did not submit the consent form or did not want to be in the directory, only about 30% of members completed the form and wanted to be in the directory. Joe Watts said that the office is too small to be the help desk for an online directory. Joanne Bendy asked if we had investigated what other communities were doing. Vaughn said that name address and landlines are public information and could be published without permission. In the past inclusion in the directory was for permanent residents only. After some more discussion about a directory Joe Watts stated that the Board would need to explore the issue further. He thought that the advisory committee could research the directory issue. Jack motioned to have the advisory committee investigate what direction to take in the future in reference to the directory and Kelly seconded the motion. The motion passed. Julia asked why we need a directory and Joe Watts said that could be the first question the committee discusses.

**Recreation Social Committee:** Sue said that they had over 70 attendees for bingo which was more than we have had in the past. The following events are scheduled: September 17 happy hour at the pavilion. October 15 happy hour at the pavilion with plans for a DJ and firepit with smores. Oktoberfest was cancelled due to an expected large attendance and no way to social distance with covid on the rise. Thanksgiving and Christmas still being discussed.

**Advisory:** Julia said she had nothing new to report.

Carol reported that the board had approved to have one title search done and that it looks like Gordon Law Firm will be able to handle this for us.

Joe Watts had asked her to check out all of the POA parcel to see if any needed attention. She said that there were 4 that may need to be cleaned up.

**House Committee:** Philip said that the clubhouse is being used by more groups. He also said that the new carpet had been installed in the board room.

Joe Watts said that he met with Sandpiper to investigate cooling the clubhouse when a large function is going on. He reported that our system is running as intended, we have a 5-ton unit and that is the largest residential use unit, and a commercial unit would be very costly. The recommendation was to install a mini split system to use only when large functions were being held. The estimate for a 2-ton mini split is \$4600.00. Julia motioned to accept the bid for the mini split and Philip seconded the motion. Motion passed unanimously.

**Legal:** nothing to report.

**Grounds Committee:** Joe reported that the landscaping crew is doing a good job of maintaining the grounds.

**Old Business:** None.

**New Business:** None.

**Member Comments:**

Joanne Bendy asked if we were going to be doing any more mulching, she said that this building and some of the front had not been mulched. Joe said he would look into it.

Sue O'Reilly asked why the board room was redone with carpet instead of laminate flooring. Sue Hensler said that it is difficult to maneuver with the rolling chairs on laminate flooring

The Board went into executive session at 11:15 a.m. and adjourned the meeting at 12:15 p.m.

Next Board meeting October 13, 2021, at 9:30 a.m.