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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 11, 2023

Board Members Present: Jeff Alt, President; Jack Csernecky, Vice President; Sue Hensler, Secretary; Kerry Jarrell, Treasurer; and Directors, Julia Lally, Kelly Wilson, and Chris Edwards.

Board Members Absent: Philip Laura

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

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

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the financial report to the directors for the year ending 2022. This report is a review of our finances. Kerry spoke to several pages in the report as follows:

Page 7, paragraph one: This is a review of financial statements of revenues, expenses, and changes in fund balances and not an audit. Paragraph 2: Management is responsible for the preparation of these statements in accordance with accounting principles generally accepted in the United States. Paragraph 3: the accountant's responsibility is to conduct the review. Paragraph 4: Accountant's conclusion gives a statement that they are not aware of any material modifications that should be made to the financial statements. This is considered a clean review.

Page 8: Operating account current assets had a balance of \$198,662, this is deemed healthy. We are in a strong position to make our payments.

Page 9: A transfer from operating account to replacement fund of \$79,239 was made. We stayed in budget.

Page 11: Account notes.

Page 12: No pending lawsuits.

Page 18: Revenue was higher than budgeted, and expenses were less than budgeted.

Kerry handed out the updated operating report through the end of September 2023. He reported that we are approximately 75% through the year and have spent 72%. He said that we should have approximately \$10,000 to \$15,000 left in the budget. He said that if the directors had plans to spend something for next year that they should spend it now.

Kerry said that he is meeting with the finance committee to go over the budgets and would email the Board the draft of the budget. He discussed not having a November meeting with members since attendance was very poor last year but rather to put the proposed budget in the November bulletin.

Architectural Control Committee (ACC): Jack reported that the ACC had one request for a fence, which is pending completion. 4 requests for inspection, 1 was closed and 3 are pending, one letter was sent. 5 requests to paint, 1 closed and 4 pending. One request for a new roof was approved and closed. 12 tree requests opened, all closed with a total of 38 trees approved. 4 sign requests approved and closed.

Other work 4 requests opened with 2 closed and 2 pending. He said that we needed more ACC volunteers.

Jack said that the application deadline to run for the Board of Directors is October 28, 2023, with 4 open positions.

Recreation Social Committee: Sue said that Octoberfest would be held on Sunday October 15, 2023, starting at 2 p.m.

Recreation Facilities: Kelly reported that the pool had closed on October 8, 2023, attendants worked on Monday October 9, 2023, to put furniture away and were now done for the season. Both bathrooms would stay open until the final Happy Hour and then only one would remain open until the pool reopens. The same group that cleaned the bathrooms and blew off the courts will do so again in the off season.

Communication: Nothing to report.

Advisory Committee: Nothing to report.

House Committee: Julia said that she was working on having someone fix the drainage issue caused by the way the drain off the back ramp flows. Jeff said that he had a company that was going to do the work.

Grounds Committee: Chris reported that he and Jeff were looking for bids from 5 companies since the contract with Total Lawn Care is expiring soon. He said that McLamb Fence is fixing the broken slat on the fence that faces 179, which was hit by a car. He reported that all the entrance signs had been cleaned.

Old Business: None.

New Business: Sue informed the Board that she had received complaints from members about people smoking under the pavilion. After some discussion it was decided that there would be no smoking under the pavilion and that the rules for pavilion use be amended to include that restriction.

Member Comments: Rick Griffith said that Total Lawn had mowed both sides of the courts and that they were really looking good.

Joanne Bendy said that she is a master gardener and that the Brunswick County Extension Group has a new person who is advising organizations on plantings and that she may contact Chris to meet with him.

There was a discussion about how most landscaping companies are not familiar with proper planting and trimming of bushes and flowers. Joanne said that they only mow and blow and that possibly we could hire Carolina Creations to maintain the flower beds and the other company to do the balance of the work.

The regular Board meeting ended at 10:15 a.m. and the Board went into executive session at 10:18 a.m. and adjourned the meeting at 10:30 a.m.

Next Board meeting will be held on Wednesday November 8, 2023, at 9:30 a.m.