

.....  
**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 13, 2023**

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

**Board Members Absent:** Philip Laura.

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

**Approval of August 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:** Kerry handed out the transaction detail to the directors and also the updated budget through August. He reported that revenue had exceeded the budgeted amount. With two thirds of the year completed expenses are at 66% of the budget. Kerry handed out the budget requests forms for 2024 and asked that they be completed by October 6, 2023. He and his committee, consisting of four knowledgeable members of the community, will take the requests and prepare a draft budget for the board to review. Early in November a meeting with the membership will be held to discuss the budget and answer any questions they may have. At the December Board meeting the budget will be voted on.

Kerry advised the board that a CD held with Anderson Brothers Bank in the amount of \$50,882.43 had matured and that he had called them to roll it over for twelve months. He was advised that he needed to have all signers on the accounts do so in person otherwise we would only receive a minimal interest rate. The President, Vice President, and Treasurer are the signers on the account. Kelly made a motion to appoint Jeff Alt, Bethel Kerry Jarrell, and John Csernecky as the authorized signers on all bank accounts, CD's, and credit cards. Jack seconded the motion and it passed unanimously. Kelly also made a motion to roll over the Anderson Brothers CD in the amount of \$50, 882.43 for a period of 12 months, Sue seconded the motion and it passed unanimously. Kelly suggested that Kerry recap all the CD's so that we could make a motion at next month's board meeting to handle all our CD's.

**Architectural Control Committee (ACC):** Jack reported that the ACC had opened 48 requests for service in the month of August, closed 30, sent out 5 letters, 31 trees were requested with 30 approved. The follow-up inspections are currently 22 pending with an effort to close out lingering follow-up visits.

**Recreation Social Committee:** Sue said that the Labor Day picnic was a success, the only negative being that they had 36 no shows. Oktoberfest was moved from October 8 to October 15, 2023. Tickets will be given out Monday September 18 through Thursday September 21, 2023, and Saturday September 23, 2023, from 10 a.m. until noon. Friday September 15, 2023, happy hour has a tailgate theme, wear your favorite sports team shirts or colors. October 20, 2023, will be the final happy hour for the season, a DJ will be playing music, so everyone is encouraged to dance. Sue said that the large grill that we have needs to be replaced, the temperature cannot be regulated, and everything burns. She informed the board

that she found a Blackstone grill to replace it for around \$500. Kelly made a motion to buy the grill, Julia seconded the motion. The motion passed.

Sue said she had noticed that the caulking had worn off on one of the posts at the pavilion and that water accumulating around it and asked Kelly if it should be re-caulked, he said he was not sure since water was wicking up from it and sealing might cause it to retain the water, he suggested checking with the company in Florida who made the pavilion.

**Recreation Facilities:** Kelly advised that the main drain pump and back flush failed and that one line had a leak in it, the issue has been repaired for a cost of \$1800 and is working properly now. He said that we only lost one table due to hurricane Idalia. The new pool hours are 9 a.m. until 5 p.m. September 11 through October 8, 2023. He reported that Johnson Controls had made two service calls, one to fix the tennis gate and another to repair 2 cameras.

**Communication:** Nothing to report.

**Advisory Committee:** Nothing to report.

**House Committee:** Julia said she had several projects that Jeff had requested that she would be working on soon.

**Grounds Committee:** Chris said that he and Jeff were meeting with lawn contractors to get bids since our contract with Total Lawn is up in November. He said that we may want our attorney to draft the contract so if the contractor fails to comply with it we have remedies such as nonpayment. Kelly said he was not happy with Total Lawn's service at the pool this season.

**Old Business:** None.

**New Business:** Jack advised that there were 4 open seats for director positions for the 2024 election.

**Member Comments:** Rick Griffith said that it was upsetting that we had so many no shows for the picnic, and he wanted to know if we could charge a minimal amount for the tickets going forward. Sue said that she did not want to charge for small events but finds it necessary to charge for the holiday party since the prices have gone up and people make sure they turn the tickets in if they paid for them if they cannot attend.

The regular Board meeting ended at 10:00 a.m. and the Board went into executive session at 10:05 a.m. and adjourned the meeting at 10:45 a.m.

Next Board meeting will be held on Wednesday October 11, 2023, at 9:30 a.m.