

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 8, 2018
Minutes of the Meeting

Board Members Present: Al Franklin, Jack Csernecky , Diana Mardall, Chuck Karnolt, Joe Watts, Kelly Wilson.

Absent: Sue Hensler

President Al Franklin called the meeting to order at 9:30 a.m. and the Pledge of Allegiance was recited.

Approval of July Minutes: Jack moved, and Diana seconded that the July minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

Office Report: Merrilee handed out the updated budget report and the transaction detail.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): Jack handed out the ACC report for July which stated that the ACC committee had completed 79 requests for service in July. Jack stated that the ACC would start addressing vehicle parking on lawns.

House Committee: Kelly said that he would try to contact Anthony Zio to have him install an access panel in the floor of the file room so that we could have the foundation company come back to inspect the beams under the office area. He also reported that we had ordered batteries for the fire exit signs and he would install them once they arrived. The fire inspector informed us that they were not working properly and that he would come back to reinspect once we had them working.

Communication Committee: nothing to report.

Grounds Committee: Joe reported that the wall on the Parkway has been completed. He also reported that we have electric service at Gate 2 and that Sandpiper will complete the installation. He had Plumb Rite snake out the drain by the office entrance, which was clogged with tree roots causing water to sit by the end of the walkway whenever it rained hard.

Recreation Facilities Committee: Chuck reported that there would be another pickleball clinic at 9 a.m. this coming Saturday. Chuck said that he is still waiting for Red Tail to give him a tree plan for the recreation area. Al asked if Tyco had fixed the tennis gates. Merrilee said that the service technician had come out and discovered that the panel was damaged and needed to be replaced. The part is on order and will be installed once he receives it. He left the power off so that the courts could be accessed.

Recreation/Social Committee: nothing to report.

Advisory Committee: nothing to report.

Nominating Committee: nothing to report.

Legal: Al reported that he and Jack had met with Denise concerning the issues we have with the Town. He stated that she advised that once we have the lien on file there is a 90-day waiting period after which she would send a notice to foreclose, at which point the Town has 45 days to pay us or they could sue us. Al will ask Kerry if our insurance will pay if we are sued.

Town: Chuck advised that the Town planning meeting was cancelled because they had nothing to discuss.

Old Business: Kelly said that he felt that the rules for use of the pool were fine and did not need revising. Al asked if the pool gates could be locked at 8:15 p.m. using the card access system. Merrilee advised that they could be.

New Business: Al advised the Board that the pavilion needs to be placed where the basketball net is at the current time because we do not have the required setback at the other end of the asphalt. Jack made a motion to approve erecting the pavilion at the end of the asphalt nearest the tennis courts. Kelly seconded the motion and it passed unanimously. Al also said that we needed to pick out the color for the pavilion and decide if we wanted stain or paint. Everyone agreed that stain would be better. The Board decided to have Sue, Diana and Merrilee choose the stain color.

Jack said that we should consider moving the shed to behind tennis courts so that the view from the pool to the pavilion would be unobstructed, he also felt it would make it easier for the tennis players to use. Chuck said that we should consider adding toilets to the pavilion when we move the shed. Al said that we would need to comply with the new building regulations which would make the toilets unfeasible.

Member Comment: none.

The Board went into executive session at 10:20 , came out at 11:45 and adjourned the meeting.

Next Board meeting – September 12, 2018 at 9:30 a.m.