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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 9, 2022

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary, and Directors, Jeff Alt, Julia Lally, and Kelly Wilson.

Board Members Absent: Philip Laura.

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

Approval January Minutes: Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

Joe thanked the members for giving the Board the tools that they have needed to do their jobs. He explained that the heat pump went out in the main clubhouse and that it had been replaced so now all the systems are relatively new. The Board approved redoing all the tennis courts in the spring since the contractor offered us a very good price to resurface the other two courts. He went on to say that the Board has a directive to treat all members equally but that they need to serve the majority of our members. He said that the number of volunteers we have make our community great.

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Treasurer Report: In Kerry's absence Merrilee passed out the transaction detail to the directors.

Architectural Control Committee (ACC): Jack reported that the ACC had Had received requests to remove 22 trees and approved 19, 6 roof requests all approved and 8 painting requests all approved and 4 fence requests which are pending for the month of January.

Jack also reported that he had setup 6 interview appointments with applicants for the ACC chairman position. He made a motion to approve Bob Lazarczyk as a volunteer to the ACC Committee, Julia seconded the motion. The motion passed.

Advisory: Nothing to report.

Recreation Social Committee: Sue said that her committee would be meeting on Thursday night to discuss upcoming events.

Recreation Facilities Committee:

Kelly said that he had received four responses to the bulletin request for pool attendants and would also send out a blast email. He will re-sling some chairs this month and schedule the pool power washing for pool area. He spoke with Todd from HB Jones and after they have their meeting, they will have us on the schedule for the court resurfacing. Sue offered her help to Kelly to get ready to open the pool.

Sue said that she had investigated the possibilities of installing sound barrier acoustic to reduce the noise from pickleball but that it was cost prohibitive since we would also need to replace our existing tennis court fencing. She will investigate other ways to reduce the noise by possibly placing trees or bushes.

Communication: Kelly reported that he and Carol Davis met to work on the new directory.

Advisory: Nothing to report.

House Committee: nothing to report.

Grounds Committee: Joe said that the grounds look good, and that the landscaper is getting ready to put down mulch.

Legal: Nothing to report.

Old Business: None.

New Business: None.

Member Comments: Nick Depalo of 18 Carolina Shores Parkway said that he had attended the October board meeting and had inquired as to why the pool closed so early. He stated that the permit is for 6 months, and he does not feel that the cost would be much to keep it open for the entire time. Joe Watts said that in October the attendance goes way down and that they must have a pool attendant on duty for insurance purposes. He also said that the board has not addressed the hours for the upcoming pool season.

Brenda Desrosiers of 5 Arden court as if we were going to enlarge the courts when we resurface them. Joe Watts said no. She also asked why we were allowing so many trees to be removed with new construction. Joe Watts explained that many of the lots are below grade and need to be 18 inches above grade. The home on Carolina Shores Parkway had 60 truckloads of dirt and the builder still had to raise the foundation to comply with the height requirement. If you pile dirt around the existing trees, it will cause them to die.

Sue O'Reilly of 27 Pinewood Dr. asked about the new home being built on Sunfield and Jack said that it was now in a designated flood plan and required more fill.

Joanne Bandy of 5 Niblick Ct. asked if the builders were required to plant trees once the build was completed and was told yes.

Rick Griffith of 4 Fairway Ct. said that once pickleball was moved to courts 3 & 4 many of the noise complaints should be resolved. He also offered to give Kelly help with any of the recreation area setup needs. He said that he would like to get an activities group together to setup functions such as corn hole, bocce possible line dancing. Sue said that she had investigated line dancing classes in the past but had gotten no response from three different companies she had contacted.

Joe Watts said that Debbie was unable to report on the Town meeting since this month it is being held after our meeting.

The Board went into executive session at 10:06 a.m. and adjourned the meeting at 11:00 a.m.

Next Board Meeting: March 9, 2022, at 9:30 a.m.

The authorized signers on our bank accounts are Joe Watts, CSPOA President, John Csernecky, CSPOA Vice President, and Kerry Jarrell, CSPOA Treasurer.

Sue Hensler _____ Secretary CSPOA.