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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12, 2023

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

Board Members Absent: Joe Watts.

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

Approval of May: Julia made a motion to approve the minutes and Jeff seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report: Merrilee handed out the transaction detail and the updated operating budget.

Architectural Control Committee (ACC): Jack reported that the ACC had received 131 requests for service in the months of May and June, 103 are closed and 28 are pending completion. 12 letters were sent out. There were 246 trees requested for removal with 210 approved. One set of plans for was approved for a new build. Jack informed everyone that Joe Rochel had had a stroke and would not return to work. He said that a blast email had been sent out looking for a replacement for the ACC Chairman. We have one application at this time.

Recreation Social Committee: Sue said that the ice cream social was a big hit with approximately 200 people in attendance. Next Happy Hour is scheduled for Friday July 21, 2023, at 5 p.m. and Rick Griffith will have bocce and cornhole out for anyone interested in playing. There is Bingo scheduled for August 13, 2023, in the clubhouse from 3 to 5 p.m. The Labor Day Picnic is scheduled for Sunday September 3, 2023. Octoberfest details to follow, may possibly have the Police Department erect a tent to let people know all the services that they can provide for our members.

Recreation Facilities: Kelly said that in May 358 people attended the pool that is an average of 28 per day, and the pool had been closed for two days because of storms. In June 2911 people attended the pool, approximately 100 per day. He reported that a woman had tripped on the pavers, she had wet flip flops but refused to go in the ambulance, she may have a possible fracture. Kelly said that he had completed the work on the canopies for a fraction of the cost of replacement. This is the 5th year that he has replaced furniture parts rather than buying new for a savings of \$38,278, to date 228 pieces of furniture parts were replaced and only 10 pieces were a total loss due to storm damage. He reported that the attendants were all working out well. The internet at pool is not working and Merrilee will call Focus.

Communication: Nothing to report.

Advisory Committee: Philip had a meeting with his committee, they discussed possible additions to our amenities. One suggestion was to add benches to the recreation area. Another would be to clean up the wooded area behind the tennis courts and create a walking path.

House Committee: Julia said that everything in the clubhouse was going well.

Grounds Committee: Jeff reported that the bushes at Gate 3 and the area by the tennis courts are scheduled to be cleaned up by Atlantic Elite. Triple G is scheduled to cut down 8 trees on POA property on July 17, 2023.

Old Business: None.

New Business: Jack read the following resignation from our President Joe Watts: “Dear CSPOA Directors, it is with much regret that, for health reasons, I must resign my position as a board member and President of the CSPOA effective July 11, 2023. I am proud of our accomplishments for the residents of CSPOA during my tenure as a board member, I have enjoyed working with and getting to know each of you. I will truly miss being a part of this wonderful team. Sincerely, Joe Watts.” Jack asked the Board for a motion to accept Joe’s resignation. Julia made a motion to accept Joe’s resignation and Kelly seconded. The motion passed.

Merrilee advised the Board of the need to change our credit card from Truist to First National Bank. Sue moved to authorize John Csernecky and Kerry Jarrell to open a credit card in the name of the Carolina Shores Property Owners Association with First National Bank. The initial credit limit should be set at \$10,000. Julia seconded the motion. The motion passed.

Member Comments: Joanne Bendy asked why the Labor Day picnic was not being held on Labor Day, Sue explained that when we rescheduled with our caterer that they already had Monday booked.

Sue asked Julia about the pull chain on the fan lights, Julia said that they cost us about \$120 each time that they broke.

Julia asked those in attendance not to tape anything on the walls, as the paint removes easily, and she has spackled and touched up the paint.

The Board regular meeting ended at 10:05 a.m. and the Board went into executive session at 10:10 a.m. and adjourned the meeting at 11:10 a.m.

Next Board meeting will be held on Wednesday August 16, 2023, at 9:30 a.m.

Sue Hensler Secretary CSPOA_____