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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 13, 2022**

**Board Members Present:** Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary; Kerry Jarrell, Treasurer; and Directors, Julia Lally, and Jeff Alt.

**Board Members Absent:** Philip Laura and Kelly Wilson.

Joe Watts called the meeting to order at 9:28 a.m. and Sue led the attendees in the Pledge of Allegiance.

**Approval of June Minutes:** Sue 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:** Kerry handed out the transaction detail to the directors in attendance. He also handed out the budget through June 30, 2022. He reported that collectibles are at almost 100%. He noted that on page 5 under tennis maintenance and repair the \$27,000 was for 50% of the court refinishing. He also noted that office salaries were at 64% most likely due to additional ACC work and office trainee. He said that the accountant was supposed to come in May but due to scheduling issues he is coming this Friday July 15, 2022. Kerry informed the members that we had approximately \$45,000 dollars surplus last year, he will finalize that number once the accountant has completed his review. This may result in no dues increase for 2023. Joe Watts commented that the overspend in office salaries is mainly due to the ACC and the number of new builds that are happening. Joe asked Merrilee about the number of liens that were filed and she stated 14 with 3 from last year still being in effect, since those owners had made partial payments and the amount owed was less than the 2021 lien filings.

**Recreation Social Committee:** Sue said that her committee is meeting this Thursday to discuss upcoming events. She said that they plan on having September 5, 2022 Labor Day picnic with the POA providing the hamburgers, hot dogs and condiments, having the members bring whatever they want to complete their picnic meal. They will continue Happy Hour in the Park through October 21, 2022, weather permitting and plan on having a DJ for this event. Sue also brought up the need to purchase a small freezer to use in the recreation area when they have events with ice cream. She said that the Ice Cream Social had over 80 attendees even with the rainy weather, the ice cream was more like milkshake consistency. Joe Watts told Sue to go to Lowes and pick out a freezer and have it delivered.

**Architectural Control Committee (ACC):** Jack reported that the ACC had responded to 97 requests for service in June, 44 were closed and 53 are pending completion. Jack said that the committee wants to eliminate follow ups on roofs and real estate signs. Jack stated that the requests for service have increased substantially, and the ACC committee is doing their best to keep up with the requests. Jack also mentioned that the committee wanted to come up with some verbiage concerning banners and seasonal flags. They want to include double wall PVC in the builder's package with concrete as either or, Jack said that since the Town owns the roads, they should determine the type of material used in the culvert pipe and that they are allowing double wall PVC. Joe Watts thanked Joe Rochel for his work on new home construction. We have had many issues with builders not following the guidelines and it seems that they have not read the Builder's package requirements. Sue O'Reilly asked why the builders

are not required to sign and initial all the pages. Joe Rochel went through the procedure he is now following which does require that the owner/builder sign or initial every page of the builders package.

**Advisory:** Nothing to report.

**Recreation Facilities Committee:** In Kelly's absence Rick Griffith reported the crew working on the courts started on July 3, 2022. They found more erosion on the tennis court side than anticipated. They cannot work in the rain and they plan to restart next Monday July 18, 2022 and weather permitting should be done by the end of the week.

**Communication:** Nothing to report.

**Advisory:** Nothing to report.

**House Committee:**

Joe Watts said that we are still waiting for the carpet to be glued down in several places. He also asked about the leg on the broken love seat and Merrilee responded that Linda had taken it home to put gorilla glue in the hole to stabilize the loose screw.

**Grounds Committee:** Jeff reported that the basketball hoop had been reinstalled. He said that he is interviewing several companies to have our irrigation systems tested and repaired where necessary.

**Legal:** Nothing to report.

**Old Business:** Jack made a motion to approve Net Sports Marketing owned by Max Davis to resurface the tennis courts. Sue seconded the motion, the motion passed. Joe Watts explained that this vote done previously via email and this company was one that the Brunswick County Director of Recreation had recommended. Rick Griffith thanked the Board for fast tracking the project. Joe Watts stated that over the past 5 years the board members have improved all the facilities.

**Member Comments:**

Debbie Watts reported that the July Town meeting was held on Monday, July 11, 2022, at 10:00 a.m. She said that the Town engineer is looking for a solution to the erosion on Topsail Ct. Also, that the repaving of roads in The Village at Calabash was complete. Ditch clearing is ongoing in our subdivision. She reported that the developer of Calabash Lakes has satisfied all obligations for the remaining roads and they have been accepted into the Town. The Town completed 861 inspections in May. 158 new homes are currently under construction. Permit fee revenue was \$63,615.16. The Sherriff's office logged 44 hours with the following results: 1 arrest wanted person warrant, 14 warnings, 2 citations, 5 house checks, 1 criminal arrest, 1 welfare check, 1 suspicious person, 1 alarm and 1 feeding animal complaint. Debbie reported that the ending balance on the financial report is \$2,994,815.91, the adopted budget was \$3,823,995.00 and the actual budget as of June 30,2022 was \$4,996,566. She reported that the Town is currently seeking a regular and an alternate member for the planning board and that applications are available at Town Hall. The next Town meeting is scheduled for August 8, 2022, at 10:00 a.m. in the town hall.

Sue O'Reilly said that she appreciates Debbie reporting what goes on in the Town.

**New Business:** None.

The Board went into executive session at 10:21 a.m. and adjourned the meeting at 11:45.

The next Board meeting will be held on August 10, 2022, at 9:30 a.m.