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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 11, 2022

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Kerry Jarrell, Treasurer; and Directors, Julia Lally, Jeff Alt, Kelly Wilson, and Philip Laura.

Board Members Absent: Sue Hensler.

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

Approval of April Minutes: Philip made a motion to approve the minutes and Kelly 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 for the month of April. He also handed out the updated operating budget through April 30. He said that spending is a little low this time of year with 25% of the budget spent so far this year. Revenue is at about 97%. He said that he is working on closing the books for 2021 and will have the CPA in shortly to do our annual review and 2021 taxes.

Recreation Social Committee: Joe reported in Sue absence that the first Happy Hour was well attended. There are still tickets available for the Memorial Day Picnic scheduled for Sunday May 29, 2022. The cost is approximately \$10 with the recreation committee serving the food.

Joe reported that Sue was waiting for estimates on clearing overgrowth in order to plant bushes behind tennis courts in an effort to reduce the noise from pickleball play.

Architectural Control Committee (ACC): Jack reported that ACC had responded to 55 requests for service in April and had cleared 39 follow ups. Jack said that there are 22 new homes in various stages of completion. He also said that the stairs in the two homes had been taken out.

Advisory: Nothing to report.

Recreation Facilities Committee: Kelly said that the pool opened on Mother's Day, but it was too cold for anyone to attend. He said that the towel dispensers had been replaced and that the soap dispensers were also being replaced with manual models. He said that the pool attendants power washed the pool deck and that he had re-slung 8 lounge chairs and bought 4 umbrella bases, the white bases were \$75 more than the black, so he ordered black, and spray painted them white. He reported that we should be hearing something from HB Jones as to a start date for the tennis court resurfacing.

Brenda Desrosiers of 5 Arden Ct asked Kelly to make sure that the pool attendants did not play the radio loudly. Kelly said that they do not have a radio and that the music she hears is members playing music on their phones. Joe Watts let Brenda continue to voice her opinion on the noise from the recreation area. She went on to say that planting of bushes would not reduce the noise from pickleball and that the Board was responsible for the quiet enjoyment of all members. She said that she doesn't receive a response to

her emails, Joe Watts stated that he was sorry if Brenda felt offended but that he finds her emails to be toxic. Joe said that the Board tries to satisfy the wants and needs of the majority of our members. He also said that the Board had researched the noise issue and that quiet enjoyment is a matter of a person's perspective. He feels that the Board is practicing good financial management, several other area HOA'S are in trouble. Kerry said that we live in a noisy community with roofers, road noise, lawn mowers and that noise is unavoidable.

Communication: Nothing to report.

Advisory: Nothing to report.

House Committee: Philip reported that the ramp repairs had been completed and that the entrance doors to the clubhouse and office had been repainted. Kelly reported that the AED had been mounted in the storage room of the clubhouse.

Grounds Committee: Joe reported that James from Triple G has been working for weeks cutting trees and grinding stumps on POA property. He said that Jeff Alt had been assisting him on overseeing the grounds. Jeff reported that he had investigated planting of trees on Northwest drive to replace some that have died per a request from a member since the trees create a natural barrier for Route 17. He said that we would have to remove the overgrowth first and then replant trees, Hughes & Hughes recommended Leyland Cypress which cost \$190 each and would require around 100 trees. After a discussion the Board decided not to replace the trees.

Legal: Nothing to report.

Old Business: None.

New Business: None.

Member Comments: Sue O'Reilly asked why we would spend the money to plant bushes if they are not going to help the noise issue. She also commented about the lot on Pinewood that had been clear cut. Joe said that the builder made a mistake and would be required to plant trees.

Jim Morris of 215 Persimmon Road asked why bonus rooms were not allowed. Joe Watts said that the DoR states single level homes and to change it would require 50 plus 1 % of the membership. Julia Lally commented that people need to realize what the rules are when they move into a community.

Debbie Watts reported to the members on what was discussed at the Town May 9, 2022, Board of Commissioners meeting. 1. Reconfiguration of entry ways for zoning and services has enhanced customer services. If members have not gotten their new stickers, they should do so as soon as possible. Stickers can be obtained at the administration office. 2. Public works has been repainting stop lines and golf cart crossings. 3. The culvert seen from Sand Dollar will be repaired soon, this is part of the canal. 4. Cleaning of the swales/ditches will resume within the next 30 days as recommended by the engineer's report. 5. There are 176 new homes were under construction in the Town, most of them are in Eagle Run. 6. The year-to-date permit revenue is \$711, 401.59. 7. Park- Bid has been presented for the expansion of the dog park. Resurfacing of the pickleball court is complete. 8. No increase in the tax base for the next year. Ending balance is \$3,096,319.17. 9 Upcoming dates: May 18-Planning board meeting 11:00 a.m., May 18 parks commission meeting 2:00 p.m., May 20- Concert 6 p.m., May 30 Town Hall and recycle center closed. June 13- Board of Commissioners meeting 10 a.m.

The Board went into executive session at 10:35 a.m. and adjourned the meeting at noon.

The next Board meeting will be held on June 8, 2022, at 9:30 a.m.

