

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2020
Minutes of the Meeting

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler, Secretary; and Directors Diana Mardall, Carol Davis, and Al Franklin.

Board Members Absent: Kelly Wilson.

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

Joe Watts thanked all veterans for their service.

Approval of October Minutes: Jack made a motion to approve the minutes and Sue 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 updated operating budget reports.

Legal: Joe Watts asked Al to go first with the breaking news on our court date. Al said that he first wanted to inform the Board of a situation on Northwest Drive. He helped one of the residents draft a letter to the new Town Administrator concerning flooding that had occurred when we had several days heavy of rain. He reported that Mr. Hicks came out and personally inspected the situation and within a week had a crew cleaning out the ditch. Joe said that the Town Administrator seems to be willing to work with our members.

Al said that we have a hearing scheduled for Thursday at 10 a.m. November 12, 2020, at the courthouse in Bolivia, court room number 5 and that it would be an open hearing with a bench trial and would most likely be more than the one day. He asked that the office send out a blast email advising of the hearing time and date.

Architectural Control Committee (ACC): Jack reported that the ACC had completed 69 requests for service in the month of October. He also stated that the ACC had 54 requests to display political signs and that they would be riding around to make sure that they were taken down.

He reported that we currently have two new homes in the process of being constructed and that we had one request for a builder's package.

Joe Watts asked whether firepits were allowed and Joe Martere said that they were but needed to be have a screen.

House Committee: In Kelly's absence Joe reported that the clubhouse remains closed until further notice. He also stated that Kelly had made arrangements to have the main clubhouse repainted during the closure.

Recreation Facilities Committee: Joe said the pool had been closed but that the bathrooms remain open for the tennis players.

Recreation Social Committee: Sue had nothing to report, and said that hopefully by May of 2021 we could go back to having events

Grounds Committee: Joe said that the landscape crew continues to work on the list of items that he discussed with Matt. He also stated that there has been a shortage of flowers. Matt's crew is working every week until the list is accomplished, usually this time of year they only work every other week. Joe said that he is having difficulty in getting quotes for repaving parking lots. The company that previously paved for us never returned calls. He had one company come out who was professional but a second one came out and didn't measure and said he would get the measurements from G.I.S, He later let him know that he would have to come back and measure, not very professional. Al advised that we didn't need to get additional quotes as long as we asked for them.

Communication: nothing to report.

Advisory: Carol said that in looking at the DoR she sees nothing that would prevent the POA from selling parcels (not homesites) without member approval.

Old Business: none.

New Business: Jack said that we needed to take another look at the length of time that homes can be rented. He feels that they should change from 6 months to a minimum of one year. Al said that the reason we went with 6 months was for people who were building new homes and needed a rental to live in. Joe Watts said that the rental can not be published and that where he lived before there were not many rentals available for less than a year. Diana said that she felt that 12 months was unreasonable. Joe asked Jack to check with a few of the local rental agencies to see what their policies were.

Joe Watts gave an update on the status of Highway 31, of the 9 proposed routes, NC Dot chose 5 plus 2 alternative routes. The least favorable for our community would be number 7 which would take out part of the homes on Northwest Drive. We need to try and protect our community. DOT would probably need to purchase the affected homes and we would need to negotiate with DOT for lost revenue from having fewer homes. He said that our route is the shortest and with NCDOT being overspent it is difficult to know what they would decide but will probably take 10 to 20 years to complete the project.

Jack said that we needed to look at the rules for renting the pavilion and that they should be similar to the clubhouse rules.

Jack advised that new computers for the office were in and Vaughn was loading all the necessary programs on to them.

Jack said that the bows and garland that the Board had approved had been purchased and would be used to decorate the entrances after Thanksgiving.

Member Comments: Joe Martere asked if the paving would involve grinding down the existing pavement to prevent flooding in places. Joe Watts explained that it is called milling where part of the surface of a paved area is removed. Pool parking lot has some indentations which can be easily fixed.

The Board went into executive session at 10:15 a.m. and adjourned the meeting at 11:05 a.m.

Next Board meeting December 9, 2020 at 9:30 a.m.