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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 8, 2023

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

Board Members Absent: Philip Laura and Kelly Wilson.

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

Approval of January Minutes: Jack 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: Jack handed out the operational budget recap through January. He also handed out the transaction detail to the directors.

Joe Watts stated that about 4 years ago Kerry met with a group of residents for a planning meeting to discuss projects that should be done, and he said that the top requests have been accomplished. Parking lots have been resurfaced, AC units in the clubhouse and office areas have been replaced. The Board is planning another meeting tentatively in April.

Recreation Social Committee: Sue said that she was looking into ordering a portable icemaker which is currently out of stock. She said that she and Julia were looking at cabinets to make an island with storage instead of the tables that are in the kitchen now. She said that the clubhouse is very well used. She is also having an electrician install an additional outlet in the kitchen. The recreation committee met on Thursday February 2, 2023, and discussed upcoming events. Bingo will be held on March 12, 2023, at 2 p.m. The first Happy Hour will be on April 21, 2023, at 5 p.m.

Sue said that the two nights of the holiday party only had 6 no shows out of the 260 tickets. The \$10 fee charged keeps the number of no shows down. Sue stated that the cost of the parties was less than in 2021 but the decorations caused them to be slightly higher than the prior year. She said that the Elks have been good to us.

Architectural Control Committee (ACC): Jack reported that the ACC opened 61 requests for service, 28 are closed 33 are pending completion, 11 letters were sent and 18 tree requests were approved. Jack said that the ACC has been receiving an excessive number of inspection requests from one individual.

Jack reported that he attended a meeting at Town Hall on January 24, 2023, to discuss the building going on behind Topsail Ct. About 15 homeowners were in attendance, their concerns included no silt fence, diesel fumes, vibrating roller making noise and some homeowners have experienced cracks in the plaster of their homes. They have contacted the Town of Calabash and received very little response. The attorney for the Town of Carolina Shores said that the Town has no standing and that the group would need to hire an attorney for resolutions to their issues. Joe Watts stated that the POA has no standing either so there is nothing that we can do.

Nomination: Nothing to report.

Advisory: Nothing to report.

Recreation Facilities Committee: nothing to report.

Communication: Nothing to report.

House Committee: Julia reported that she has someone who will refinish the tables for us. Joe mentioned that the outside camera is not working and that he would like to have the camera monitor to be visible to the office workers, so that they can see who is coming in before the people get to the counter, Julia will work on finding a solution to the issues.

Grounds Committee: Jeff is working with Triple G on tree issues on POA property. Jeff said that the trees by Saltaire Village and the ones behind 30 Gate 8 should be removed this week.

Old Business: None.

New Business: None.

Member Comments: Debbie Watts asked Sue how many microwaves are in the kitchen, only one but for large events she uses warming trays with sterno and felt that we did not need another microwave. One gentleman asked if there was a lift at the pool, Sue commented that there isn't one and that it is very cost prohibitive and that we have not had any requests for one. She also said that she and Kelly had looked into the possibly of putting in a ramp at the pool but that it would take up too much room.

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

Next Board meeting will be held on Wednesday March 8, 2023, at 9:30 a.m.