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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 9, 2022**

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

**Board Members Absent:** 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 February Minutes:** Jack made a motion to approve the minutes and Philip seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** none.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry passed out the transaction detail to the directors. He shared the budget update through the end of February with those in attendance. He reported that revenue was at 89% which is on track with previous years. He also stated that spending was low in January and February.

**Recreation Social Committee:** Sue said that the Memorial Day Picnic is scheduled for Sunday May 29, 2022, and will happen rain or shine since we have the pavilion. Smithfield is catering and the cost will be \$13.87 per meal which is a \$3 increase over 2019. She said that Rick Griffith had volunteered to sponsor recreational events the first of which is scheduled for Saturday April 9, 2022, from 4 until 9 p.m. Activities to include cornhole, bocci, etc. Bingo is scheduled for Sunday April 3, 2022, at 3 p.m. in the clubhouse. Sue said that the committee is planning a musical bingo sometime later in the year and possibly another ice cream social.

Joe Watts said that someone had questioned him on the social budget, and he said that it was only 5% of the overall operating budget and that the committee is trying to appeal to different many groups of the community.

**Architectural Control Committee (ACC):** Jack reported that ACC had responded to 41 requests for service in February. He introduced Joe Rochel the new ACC Chairman to the attendees, he also stated that the ACC committee had two new volunteers, Ellen Vogel and Betty Wells.

**Advisory:** Nothing to report.

**Recreation Facilities Committee:** Sue said that she had investigated the possibility of installing sound barrier acoustic to reduce the noise from pickleball but that it was cost prohibitive since we would also need to replace our existing tennis court fencing. She will check with Hughes and Hughes nursery to see if they could send someone out to our recreation area to suggest bushes that might help reduce the noise from the pickleball courts.

Joe Watts said that a new tennis fence that could support the sound barrier would cost around \$50,000 and the sound barrier around \$30,000 plus installation.

In Kelly's absence Joe Watts reported that we should be about 4 weeks out for work on the pickleball courts to begin, first they will need to set the posts for pickleball, tennis courts will be open until the company comes back to finish all the resurfacing. He said that Kelly has two pool attendants returning from last year and has hired 3 new attendants.

**Communication:** Nothing to report.

**Advisory:** Nothing to report.

**House Committee:** Philip reported that the office stair railings had been painted and that damaged wood had been replaced on the handicapped ramps and that the AC unit had been screened.

**Grounds Committee:** Joe said that the grounds look good, and that the landscaper will be planting new flowers in May. Joe met with James from Triple G Tree Service and the POA has approximately 25 trees that need to be taken down, some have been struck by lightning and are unsafe. The cost of the removal will be \$4500.

**Legal:** Nothing to report.

**Old Business:** None.

**New Business:** None.

**Member Comments:** Joanne Bendy asked the status of a member phone directory. A discussion ensued about the need to print an in-house directory. Joe Watts said he thought that the only holdup was in ordering a binding machine. Merrilee said that she and Kelly had a conversation about the directory, and he did not think that we needed a binding machine and that we would only keep about 10 copies on hand. Julia said that from what the Advisory Committee had ascertained about half of our members would want a printed version and the rest would be fine with a PDF copy emailed to them. Merrilee said that the office staff did not have the time to print that many directories and that she would check with Skipper Graphics to see what they would charge to print them for us.

Rick Griffith said that he, Dan Morrow, Lee Berger, Mike Romola, Bob Gustavson and John Williams had painted the tennis court fence and posts and would finish when more paint comes in. Rick said that he was at a pickleball tournament at Sports Center and a friend had a heart attack, The Sports Center had an AED machine and was able to keep him alive before that ambulance could arrive. He stated that interested members could take free CPR classes offered by Brunswick County. He also asked if the AED that is locked in the pool office could be relocated to the corridor where the restrooms are.

Sue O'Reilly asked if we were allowing two story homes. She said that the home on CS Parkway has a stairway to the upper level. Joe said that the ridge height was in compliance and the house was to have attic storage with pull downstairs. Joe Rochel to inspect the property.

Steffanie Trull said that there had been a drug deal going on by the clubhouse and wanted to know if the camera was working. The one that is on the outside of the building facing County Club Road is not. Joe Watts said that someone could have met to exchange money or property and that even though caught on camera it does not confirm a drug deal. Members who suspect suspicious activity should call the police. Steffanie brought up the issue of speeding and Joe said that the POA is not responsible for speeding and that the Town has control of the roads.

Kevin Helmer of 19 Sunfield offered his help with camera issues.

Leilani Gordon of 1 Heron Ct. asked what the uncollectibles were on the operating budget. Kerry explained.

Rick Griffith said that he thought the basketball backboard looks dangerous and should be taken down temporarily until we can get it fixed.

Debbie Watts said that she brought the speeding issue up at the last Town meeting and was told that it was a national problem and that they would address it when it is addressed nationally. She said that the next Town meeting is Monday 10 a.m. and advised members to attend and bring up their concerns about speeding. Debbie said that the financial audit for the Town done June 30, 2021, will be presented at the next meeting. She also mentioned that the Town was looking into installing an additional entrance to the lobby which would address issues other than permitting.

Donna Klaich of 53 Carolina Shores Drive said that she and some other members had attended a Town meeting to address the issues of storm water and that they were ignored. Debbie Watts said that the Town is working on storm water management and has an engineer coming out to inspect some swales. She said that the Town is spending money at the Village and our subdivision to address the issue.

Julia thanked all the volunteers for their help in keeping our dues down. She said she wanted to leave the meeting on a positive note. She said that they bought in the community because they loved the house but that they love the community since moving here.

The Board went into executive session at 10:45 a.m. and adjourned the meeting at 11:40 a.m.

Next Board Meeting: April 13, 2022, at 9:30 a.m.