

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 10, 2017**  
**Minutes of the Meeting**

**Board Members Present:** Al Franklin, Peter Kirkby, Jack Bendy, Chuck Karnolt, Sue Hensler, John Csernecky

Absent: Diana Mardall

President Al Franklin called the meeting to order at 9:30 a.m. and the Pledge of Allegiance was recited.

**Approval of April Meeting Minutes:** Sue moved and John seconded that the minutes be accepted. The motion passed.

**Member Comments on Agenda Items:** None

**Treasurer's Report:** Merrilee handed out the operating budget and the transaction detail by account. She stated that we had collected 98% of the members assessments.

**Architectural Control Committee (ACC):** Peter handed out the ACC report with the work completed during the past month, 52 requests were handled. Al commented that many of the vacant lots were not being taken care of. Joe reported that the ACC was sending letters to owners of the lots in question and giving them 15 days to respond. He also stated that most of the lot owners had complied. Peter suggested that when the ACC goes to do an inspection on a property that they also look at the condition of any adjacent lots.

**House Committee:** John reported that the fan in the men's bathroom had been replaced and that the broken water faucet on the outside of the building has been repaired. John also mentioned that we had received quite a few estimates for roof replacement both asphalt and metal and that he felt Roof Doctor was the company we should use for the job. John motioned that we use Roof Doctor for replacement of the clubhouse roof with asphalt shingles. Sue seconded the motion and it passed unanimously. George Balbach will refinish the tables in the clubhouse soon.

**Grounds Committee :**Jack Bendy reported that Dennis would be working at the pool on Thursday and Friday. The sidewalk that was buried by the pumphouse will be jackhammered. On Friday, the blocks will be moved to the corner of the parking lot awaiting pickup. Dumpster is to be removed by Friday night.

Jack commented that he had attended the Town meeting on hurricane readiness and picked up some handouts. He also said that there were only five people in attendance.

Sue asked if Dennis could handle all the work we have and Al said that he believed that he could. He felt the issue was that Dennis needed to take direction from him or Jack Bendy only. Al also stated that Bland felt that Dennis could handle the drainage issue at the pool. Chuck said that he had to be held to a timetable.

**Recreation Facilities Committee:** Chuck reported the walkway to the pool had been repaired. Chuck is compiling a list of things that need to be done. He wants the area behind the picnic area cleaned up. Joe Martere to find someone to handle before the picnic. Tennis courts to be resurfaced and possible lines for pickle ball painted on court number four, timing to be determined. Al handed out the estimate for the walkway from parking lot to picnic area from Bland's concrete person. John motioned to accept the bid and Jack seconded it. Chuck wanted to know why we needed the walkway, Al said it was needed for the handicapped people to have access to the picnic area. The motion passed. The issue of adult swim night came up for discussion. Al said that the article Diana had forwarded to them said that adult swim could be construed as discrimination. A vote to eliminate adult swim was approved 4 to 2.

**Recreation/Social Committee:** Sue stated that the Memorial Day Picnic would be held from 2 to 5 p.m. on Sunday May 28. Food to be served from 2:30 to 4:30 by Jerome's. Sue said the recreation committee was working on scheduling a Friday night cocktails in the park at the recreation area.

**Communications Committee:** nothing to report.

**Advisory Committee:** nothing to report.

**Nominating Committee:** No report

**Legal:** The Town of Carolina Shores purchased the lot at 96 Persimmon Rd. The ACC received a request for inspection from a resident because of the work and the machinery on the lot. The Town has cleared trees and graded the property. Mr. Walters of 94 Persimmon Rd. said that he had spoken with Jon Mendenhall on several occasions to no avail about the use of a residential lot for commercial use. He also said that Mr. Mendenhall said that the Town did not have to abide by the Declaration of Restrictions. The issue to be further researched with our attorney.

**Town:** Chuck volunteered to attend the Town workshops.

**Old Business:** Still waiting for an estimate to cover ½ of the recreation/picnic area.

**New Business:** Sue asked about replacing 4 to 5 picnic tables for the upcoming picnic to replace damaged ones. Sue was looking into pricing on them. She also arranged to have two people from Carolina Staffing clean up the shed and move picnic tables for the picnic.

**Member Comments:**

David Bernotas of 17 East Pine Ct. asked about ownership of the section of property between 17 and Northwest Drive. Al stated that it is not owned by the POA.

Joe Martere asked Jack to have the POA owned lots that were cleaned up two years ago to be done again. Jack to let Joe know what lots will be cleaned.

Randy Walters of 94 Persimmon Rd. thanked the Board for their help with the lot at 96 Persimmon Rd.

The Board went into executive session, came out at 10:55 and adjourned the meeting.

**Next meeting: June 14, 2017 at 9:30 a.m.**