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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2023

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

Board Members Absent: Joe Watts and Sue Hensler.

Jack Csernecky called the meeting to order at 9:30 a.m. and he led the attendees in the Pledge of Allegiance.

Approval of March Minutes: Julia 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: Merrilee distributed the transaction detail through March to the directors. The updated operating budget was passed out to members in attendance. Jack said that the only line that looked to be over budget was the ACC fines. Rick Griffin asked if that was mostly from the new construction. Merrilee stated that \$10,500 was from two new homes with various issues.

Architectural Control Committee (ACC): Jack reported that the ACC completed 73 requests for service in the month of March, 44 are closed and 29 are pending completion. 16 letters were sent out. There were 69 trees requested for removal with 57 approved. The ACC Committee reviewed three new house plans for approval and permitting. 6 new plans are expected to be submitted soon.

Jack advised that Joe Rochel and Sue Hensler would be hosting an open house for new property owners on Saturday April 22, 2023. They will introduce DoR and Rules and Regulations and guidelines. 44 invitations were mailed out to members who moved into our community in the past year.

Jack proposed a guideline for fire pits, no open fires to be permitted and fire pits must be covered with a screen. Fire pits, either portable or in the ground, cannot have a diameter larger than 6 feet. Kelly made a motion to accept the guideline and Philip seconded the motion. The motion passed.

Recreation Social Committee: In Sue's absence Merrilee said that the Committee's next event would be the Memorial Day picnic and to check the bulletin for details. Rick Griffin mentioned the first Happy Hour in the Park will be Friday April 21, 2023, at 5 p.m. He has decided not to hold a separate game night but to have it in conjunction with Happy Hour.

Recreation Facilities: Kelly stated that four drain covers had been replaced at the pool and four drain meters were installed which were required before the pool could be inspected by the Health Department. The inspection was done on April 4, 2023, without incidence. Power washing is scheduled for April 20, 2023. Weed killer will be sprayed after the power washing has been completed. He reported that we purchased 4 new tables. The chair slings should not need replacement. Some of the umbrellas may need the canopies replaced. We currently have telescope brand umbrellas. He is going to test one replacement canopy with instructions he received from another company. If it works, he can save approximately \$200

per canopy. Kelly reported that all but one of the pool attendants are returning this season. He does have another person who has expressed interest in the position.

Communication: Nothing to report.

House Committee: Julia reported that 4 new outlets have been installed in the clubhouse. She wanted to thank Burt Glines a resident who put the cabinets together for the island. She is also going to have the holes in walls fixed and the paint touched up and asked those in attendance not to tape anything to the walls.

Grounds Committee: Jeff thanked Rick Griffin and his pickleball group for removing the large limb from the recreation area. He said that 2 residents of Saltaire Village wanted to have our POA take down two trees that are behind their homes, but Jeff said the trees are healthy and should not be cut down.

Old Business: None.

New Business: None.

Member Comments: Mr. Bromwell, a resident of Topsail Ct. thanked Joe Watts for sending letters to the owners of the property in Calabash under development behind their homes.

The Board regular meeting ended at 9:51 a.m. and the Board went into executive session at 10 a.m. and adjourned the meeting at 10:10 a.m.

Next Board meeting will be held on Wednesday May 10, 2023, at 9:30 a.m.