

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**December 12, 2018**  
**Minutes of the Meeting**

**Board Members Present:** Al Franklin, Jack Csernecky, Diana Mardall, Sue Hensler, Chuck Karnolt, Joe Watts, Kelly Wilson, Kerry Jarrell.

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

**Approval of November Minutes:** Kelly moved, and Joe seconded that the November minutes be accepted. The motion passed.

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

**Office Report:** Merrilee said that the office would be preparing invoices for 2019 dues once the Board approves the proposed budget. They will be mailed the end of December to be in homes the first week of January.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry handed out the transaction detail and updated budget through the end of November. He said that we still have a few miscellaneous bills such as postage for mailing the invoices to be paid out of the remaining budget. We should end up spending the budgeted amount this year.

Kerry asked the Board if they wanted to discuss the proposed budget before voting on it. No discussion was needed. Jack moved to approve the proposed budget for 2019 and Sue seconded. The motion passed unanimously.

**Architectural Control Committee (ACC):** Al stated that he had just received a legal opinion from our lawyers concerning the parking of RV's and trailers, that was discussed at the November meeting, but that most of the Board members had not had the chance to read it so they would discuss it in executive session and report to members once this was done.

Jack said that the ACC had discussed the building package requirements which gives builders 6 months to complete the building. He stated that the ACC committee should only be able to approve a 30-day extension and that any further extensions need to be approved by the Board. Diana moved to make the proposed change and Chuck seconded. The motion passed. Jack also stated that the ACC committee had recommended changing the Builders escrow from \$2000 to \$5000 as a way to ensure the builders keep on schedule. Joe Watts asked if there were many builders who were abusing the timeframe. Joe Martere answered that there were

three contractors involved. Diana moved to raise the escrow to \$5000 and Kelly seconded. The motion passed.

**House Committee:** Kelly stated that he met with Southwest Foundation and that the crawl space was in good shape the problem with the floors in the office is that there is a 16-foot span without support beams. They will install support beams that should correct the issue for \$2500.

**Grounds Committee:** Joe reported that the pavilion is scheduled to arrive today at 10 a.m. Delivery was slowed for two days, as it was manufactured in Minnesota and was waiting in route until the roads west of Asheville were cleared and travel was permitted by the DOT. There had been two feet of snow in the mountains.

He said that the trees had been removed including the natural area and a bobcat was brought in to level and fill in the stump holes. He said that Triple G did an excellent job. James the owner was ill the day before that work was scheduled to begin so his son-in-law stepped in for James and completed the project as agreed. The asphalt was removed last week and the mud tracks from the trucks were washed off our parking lot and drive. Good job by the subcontractor. The gravel pad was compressed and with the delivery of the pavilion drilling the foundation holes should begin soon weather permitting.

Joe reported that our new landscaper went to work immediately, clearing the natural areas inside the recreation area. They also did a general cleanup of the recreation area and the clubhouse, another additional truck load of debris, trimmings and leaves were removed from the clubhouse area. Spring flowers and plants were removed from the clubhouse and sign area and new pansies were planted. Joe thanked the Board for their support in bring on the New vendor. He said that all of this prep work would make the grounds more pleasing and attractive in the spring. Sue said she had received many positive comments about the work done by the new vendor.

**Recreation Facilities Committee:** Chuck reported that he wanted to table the discussion about another storage building until next meeting. He wants the Board members to walk the area and discuss whether it is needed or not. He also said that the fence at the tennis courts still had not been fixed. Al said he would give Joey at McLamb Fence a call.

Kelly asked Chuck if we could bring the AED from the pool to the clubhouse while the pool was closed. Chuck said that was fine, but the issue was training. Kelly disagreed and said that it was easy to use.

**Recreation/Social Committee:** Sue said that 76 residents attended Thanksgiving Dinner. She said everyone had a great time and that they were staying longer and talking which was very nice.

She reported that 234 tickets were purchased for the holiday party with only about 4 no shows, which reinforces the need to charge something for the tickets. She said that the food was good although it could have been better but since Sea Trail was closing their catering facility the following Monday she was pleased with the outcome. The committee has been searching for a place to hold next years party. The Elks Club in Calabash will only accommodate 180 people and it would be very tight with that many people. Sue said that we might need to have two nights at the Elks so that we could satisfy enough residents and still have room for dancing. She said if we decided to have only one seating, she would recommend having an open house at the POA clubhouse. Options to be discussed with the committee.

Kerry said that as a resident he would like to see something new done. He commented that the old parties held in our clubhouse left many residents standing because people would not leave their seats once they were finished eating. Kelly said he would like to see us do an angel tree or toy drive. Sue said possibly a cookie exchange.

**Communication Committee:** Kelly said that he had talked to a few members that wanted us to mail bulletins to them. Merrilee commented that we already mail the bulletins to shut-ins.

**Advisory Committee:** Diana stated that she had tentative rules for pavilion use to discuss at the next meeting.

**Nominating Committee:** Jack reported that there were four candidates running for the four open Board positions in 2019.

**Legal:** nothing to report.

**Town:** nothing to report.

**Old Business:** nothing to report.

**New Business:** Board members to read legal opinion for a possible work around on RV parking.

**Member Comment:**

Joe Martere said that he thought that we should have two AED units instead of moving the one from the pool to clubhouse.

The Board went into executive session at 10:08 , came out at 11:20 and adjourned the meeting.

Next Board meeting – Wednesday January 9, 2019 at 9:30 a.m.