

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2018
Minutes of the Meeting

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

Absent: Jack Csernecky.

President Al Franklin called the meeting to order at 9:33 a.m. and the Pledge of Allegiance was recited.

Approval of August: Sue moved, and Chuck seconded that the August minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

Office Report: Merrilee handed out the updated budget report and the transaction detail.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry reported that revenue was slightly over budget for the year. He also commented that most of the expense lines were in good shape as we still have three months of bills to pay. Pool maintenance account is over spent but some of that will be charged to the reserve account.

Kerry stated that he had received budget requests from all the Directors and would be meeting with his Finance Committee which includes himself and three members of the community who all have financial backgrounds. The Committee will prepare a draft budget. Kerry asked that the Board schedule a Quarterly meeting on the first Monday of November which is the 5th, so that the draft budget could be presented to members for their input. Meeting to be sent out in a blast email and published in the November Bulletin. Budget draft to be published in the December Bulletin and the Board to approve budget at the December Board meeting so the invoices can be prepared for mailing by the end of December.

Kerry also reported that we have insurance with a \$5000 deductible and that beyond that we should be able to collect on storm damage claim. He asked Merrilee to report on the bills to date for storm clean up. She reported that our landscaper had a tree company and 4 additional people working to remove downed trees and clean up storm debris at the clubhouse and recreation area for a total of \$9720. A tree at the recreation area hit the tennis court fence which will require 50 feet of new fencing for a total of \$3000. Coastal Pool billed \$455 to remove debris from the pool. Sue asked if trees should be removed around the tennis court to prevent future damage to the fence, but Chuck said that most of the trees are on Town property.

Architectural Control Committee (ACC): Joe handed out the ACC report which showed that the committee responded to 33 requests in August and 56 in September.

Joe stated that he had Jack look at a draft letter to owners who were in violation of the new parking rule and Jack agreed with the letter. Verbiage for violation is as follows:

“Vehicles are only allowed to be parked on the property owner’s driveways or parking areas on the property owners lot. “Parking areas” are defined as a concrete, stone or rock area adjoining the driveway specifically for use as a parking area.” Chuck moved to accept wording for parking violations and Diana seconded, the motion passed with a negative vote from Al.

Secondly Joe asked that the Board grandfather people from the above violation if their original plot plan shows a designated parking area that was never originally paved. Diana moved to grandfather such properties and Kelly seconded. The motion passed with Al and Chuck abstaining.

House Committee: Kelly stated that Ron Schnur was going to do the ramp repair for an estimated cost of \$2956. He also said that he checked the cost of using Trex instead of pressure treated wood and that the cost was around \$12,000 which did not make sense for a ramp that is only used occasionally. Ron will also cut an access panel in the file room so that we can have the foundation company back to inspect the beams under the office area. Kelly read a request from Mary Timothy to allow her to hold a craft fair in our clubhouse, this will only include Carolina Shores crafters. After some discussion Kelly moved to allow the craft fair with date to be determined and Sue seconded, motion passed unanimously.

Grounds Committee: Joe reported that our landscaper’s tree man will be back to grind the stumps from the storm damaged trees. He said that the clubhouse and recreation areas were well maintained but he was not happy with all the other areas. Weather has been a factor in some of the entrances looking poorly. He will work with the landscaper to have them maintained better in the future. We still need irrigation at Gate 2. He is looking for some kind of entrance area with plantings at Northwest Drive and we still have issues with the irrigation at Persimmon Road.

Recreation Facilities Committee: Chuck reported that the pool would be closing on October 19th in conjunction with happy hour in the park. Sue and Chuck to have free hot dogs for attendees.

He also said that he would have the shed moved in the spring. Sue wanted to know if pool furniture fit in storage room at pool house. Chuck said that the umbrellas would be put away, but the furniture would be stacked, and tables turned upside down.

Recreation/Social Committee: Sue reported that Trivia on this past Sunday was well attended. October 19th would be the final happy hour in the park until spring and that a blast email would go out reminding people and telling them about the free hot dogs served starting at 4:30. Plans are going forward for another Thanksgiving Dinner. Sue said that last year there were over 60

people who shared Thanksgiving at the POA. The POA provided three turkeys and a ham and attendees brought a dish to share. Sue cooked the meats and provided the office with a list of sides needed when residents called in to make a reservation. They also provided to go boxes for homebound residents. The holiday party is at Sea Trail and they have promised that everything will be great. We are one of the last groups that will have a function there as they are closing their catering facilities. Tickets will be available from November 1 thru the 21st.

Advisory Committee: nothing to report.

Nominating Committee: nothing to report.

Legal: Al reported that he had not heard anything from Denise concerning the Town but would follow up with her.

Town: Chuck said he would no longer go to the Town meetings.

Old Business: nothing to report.

New Business: nothing to report.

Member Comment:

Kelly commended the Recreation Committee for a great Labor Day picnic. He said the food was great and that everything went smoothly.

Sue O'Reilly wanted to know why we did not charge for the use of the tennis courts by mostly non-members for a recent tournament. Chuck spoke to Bob Anthony and explained that if member wanted to play that the group would relinquish a court to them. Such was the case when a group wanted to play pickleball. Sue brought up the rule that a member could not have more than 3 guests. Al said that he was unaware of the tournament until it was happening and that it should have come to the Board for a decision. Advisory Committee to look into the Rules. Rental of the Pool came up and Kerry stated that we could not rent out the pool or we would lose our insurance coverage.

Sue O'Reilly also asked if metal roofs were allowed and was informed that they are. She wanted to know if the Board knew why the Acreage has overhead power lines while the older side has underground. Al stated that was not in our control.

David Bernotas asked Kerry if we budgeted the Reserve Account. Kerry said we do not, but we look at schedule of repair and replacement of assets to determine what we spend of Reserve Account.

Tom Klink commented on his displeasure of a new red roof on Court 8 that is supposed to be Terra Cotta and another house in his neighborhood was painted a yellow which he feels should be repainted. Joe Martere said that the yellow is atheistically pleasing and that the owner had permission. Tom said that the computer color on the sample looks much lighter than the actual

color. Tom also asked how the contractors building on the Courts are allowed to take down all the trees. Joe said that it is because the lots are so small that in order to get equipment on the property most of the trees need to be removed.

Jim Poe stated that he was with Joe when they approved the color on the yellow house. He stated that color on the computer can vary from the actual color.

The Board went into executive session at 10:36 , came out at 11:55 and adjourned the meeting.

Quarterly Meeting Monday November 5, 2018 at 7 p.m.

Next Board meeting – Wednesday November 14, 2018 at 9:30 a.m.