

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 11, 2019
Minutes of the Meeting

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler, Secretary; Kerry Jarrell, Treasurer; and Directors Al Franklin, Kelly Wilson, and Diana Mardall.

Joe Watts called the meeting to order at 9:30 a.m. and Sue led the attendees in the Pledge of Allegiance.

Approval of November minutes: Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items:

Al suggested that we send a thank you letter to the Garden Club and Recreation Committee for decorating the grounds and clubhouse. Joe said that Merrilee would draft the letter.

BOARD LIAISON REPORTS:

Treasurer Report:

Kerry handed out the transaction detail and operating budget for November. He said that most of the expense lines were in good shape with the exception of legal.

He said that the 2020 budget proposal had been shared with members at the budget meeting and in the last Bulletin, giving them about six weeks to comment. He asked the Board to pass the 2020 budget. Jack moved to approve the budget as proposed, Sue seconded, and the motion passed.

Architectural Control Committee (ACC): Jack reported that the ACC completed 52 requests for service in November. Jack said that the ACC committee would like the final building checklist to include: "privacy wall where required." Jack moved to include the privacy wall verbiage to the builder's checklist, Kelly seconded, the motion passed.

Nominating Committee: Jack advised that we have five candidates running for the four open Director seats. They are Carol A. Davis, Sue Hensler, Mary Timothy, Joe Watts and John (Kelly) Wilson. Joe asked if Jack had a date for Meet the Candidate's night and he said not yet but it would be sometime in January. Joe asked when ballots would be mailed and Merrilee said around the second week in January since we need to have them mailed at least 10 days prior to the election but no earlier than 40 days prior to the election.

House Committee: Nothing to report.

Communication: Kelly reported that he would have an article for the Bulletin concerning the privacy notice that would be included in the 2020 invoice mailing. Diana asked why we needed to have the form. Kelly said that legally in order to publish phone numbers and send emails, we need the members approval.

Recreation Facilities Committee: Jack asked Kelly about the corner of the tennis court that has a water issue. Jack said that the court is higher than the other corners. Kelly will follow up with Matt our landscaper to determine if we need to put in drainage to divert the water.

Joe asked Kelly if we had timing on when the entrance signs were going to be cleaned and painted. It will need to be after the Christmas decorations are taken down. Merrilee to follow up with Larry Gonzalez.

Recreation Social Committee: Sue said that her committee was glad to have another holiday season behind them. Sue said that Thanksgiving was a success. They had 96 pounds of turkey and 20 pounds of ham. The food took up 5 ½ tables this year. Diana said that the Hensler family did all the work to put on Thanksgiving dinner. Sue said that she has many elves that help her, she said that 6 ladies cooked turkey and another volunteer cooked the hams.

She said that both holiday parties were a success. Friday night there were 130 attendees and Sunday night there were 101 attendees. The food was great, and everyone seemed to have a good time. Sue said that the only complaint she had was we couldn't have everyone at one party.

Sue stated that the committee is done until February. She said that they will look into having some of the activities on a Saturday instead of always on Sunday since they might get better attendance. The committee will look into doing something for the Fourth of July. She thanked her committee for all the hard work that they did this year.

Grounds Committee: Nothing to report.

Advisory: Nothing to report.

Legal: Al said the court date has been moved to sometime in March.

Old Business: Joe Watts asked Joe Martere about the timing of when the vacant parcels owned by the POA will be cleaned up. Joe said that Mike from Paradise would be starting in January. Sue asked about the piece of property next to the golf course that is overgrown. Joe said we have pines trees and do not maintain it on a regular basis but that he would ask Mike to mow when he is doing the other properties for us.

New Business: Joe Watts informed that Board that we had cancelled all our policies with State Farm with the exception of the workers compensation , which does not expire until May, and

have policies with new companies. We currently have binders for general liability, property and directors and officers. This was a savings of more than \$6000. Joe explained how the property insurance took the most time to put in place. He reduced coverage on the storage buildings, fencing and lighting because they were all over insured. The only lights that we own are at the tennis courts, all other are Brunswick Electric's. Our old liability policy had a \$5000 deductible on property damage and wind and hail. The new policy is 2% deductible for wind and hail. We have never had a claim in all the years we had State Farm and worst-case scenario, and everything was destroyed by a category 6 storm, we would have an out of pocket of \$27,000. Al asked if this insurance would cover the POA in the event that we were sued in the future. Joe said that we were not insured under the old policy.

Kerry asked about having a reserve study workshop sometime after the installation of the new board members. He explained that this would be comprised of board members and volunteers from the community with an interest in the condition of resources. He stated that it was best to keep it to around 25 people to make it manageable. He explained that this would help prioritize action for the Board.

Member Comment: Diana asked if there was anything that we could do to prevent the ruts at the entrance of Persimmon and Carolina Shores Parkway. Al said that the Town has a right of way of 7 feet and will not allow us to put anything on it. He said that we had put up a stone barrier by Gate 6 and we had to remove it.

The Board went into executive session at 10:15 a.m., came out at 11:15 a.m. Jack moved to allow our attorney to hire Jim Pendergrass to give his expert opinion on our case and if favorable to our case have him available to testify at trial. Sue seconded the motion and it passed. After the motion the meeting was adjourned at 11:20 a.m.

Next Board meeting – Wednesday January 8, 2020 at 9:30 a.m.