

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 9, 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 September minutes: Jack made a motion to approve the minutes and Al seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report:

Kerry handed out the transaction detail and operating budget for September. He stated that revenue was slightly over budget and that we had done a good job with collections. He commented that disbursements had 2 accounts that were over budget, one being legal and the other miscellaneous, he said that the Reserve Study cost \$3300 and that was the reason that miscellaneous was over, but that he and the Board felt it was a good spend. He directed everyone's attention to page two of the operating budget under total disbursements showing that we have approximately \$20,000 left to spend for the rest of the year.

Kerry said that he had all the budget requests and thanked Merrilee for completing those for accounts that had no current Director. The next step will be for Kerry to meet with his Finance Committee and prepare a draft budget within the following two weeks. He will then share the draft with the Board members. He asked Joe Watts to schedule a community meeting for Monday November 4, 2019 at 7 p.m. to share the draft budget with the community. The budget will remain open for additions or changes until it is voted on at the December Board meeting. The budget needs to be approved in order for the office to prepare the 2020 invoices for mailing.

Kelly moved to accept the Reserve Study and to purchase the software for \$1000 dollars so that we could make any necessary changes from year to year. Sue seconded the motion and it was approved unanimously. Diana asked if the software was a one-time purchase and Kerry responded that it was.

Architectural Control Committee (ACC): Jack reported that the ACC completed 58 requests for service in September. Jack said that the ACC committee would like to change the wording on

the fence request form to insert “widest rear most corner” to clear up any confusion as to where that is. Jack moved to make this change and Kelly seconded. The motion passed.

Jack stated that the ACC was looking into several definitions to clarify some of our rules and regulations. First what constitutes a commercial vehicle, second what is the state’s definition of a nature preserve.

He also brought up the new flood plane elevation as it relates to the ridge height, but Al said that the measurement is taken from the lowest concrete floor generally the garage, so it really doesn’t matter.

Joe Watts asked about the status of the POA owned properties cleanup project. Joe Martere informed him that we had sent out four bids and received three proposals back. One was for \$1,000 dollars which was too low for the current standards, second one was for \$2500 dollars from Paradise Landscaping, and the third was from LC for \$3500 dollars. Joe said that the last two bids were from companies who knew what was required and he recommended that the Board go with the bid from Paradise. Al moved to go with the \$2500 dollar bid and Kelly seconded. The motion passed.

Kelly asked about the trees that were down when you drive to the POA clubhouse. Joe Martere informed him that they are on 1 Petrel Ct. and came down during the storm. The owner was sent a letter giving them 45 days to remove the trees.

House Committee: Nothing to report.

Communication: Nothing to report.

Recreation Facilities Committee: Kelly reported that the windscreens are still rolled up for hurricane season. He has spoken with the tennis players and they are fine with them being rolled up.

Cameras and DVR to be installed tomorrow at the recreation area, to cover the pavilion and tennis court areas.

He also said that the new lights had been installed in pool area however they are still not working. The last day the pool will be open is Sunday October 13, 2019.

Kelly reported that he had purchased parts to fix the existing pool furniture and that he had found a company that would provide the 355 pieces for \$115 which will fix approximately 60 chairs. In September the pool was closed for 4 days due to Dorian. Attendance for the month was 920 guests for an average of 34 per day.

Kelly stated that he had received a bid from Larry Gonzalez to clean and paint our entrance signs, he did them in 2016 and will do them for the same price of \$650 dollars. Sue moved to accept the bid and Al seconded. The motion passed.

Kelly said that Merrilee was donating a basketball backboard for the recreation area. He also said that he had purchased two cans of green spray paint and did two sections of the pool fence and remarks from everyone who has seen them were favorable. He plans on having a painting party next spring to complete the job.

Sue said that they needed to have a sanding party in the spring for the picnic tables.

Joe Watts said that he had reached out to his contact at Brunswick Electric about the 4 lights that were not working and that Merrilee had called twice about them. He also mentioned that our landscaper had removed the bushes so the lights could be installed and they had been replanted and Tom was watering them on a regular basis.

Sue asked Kelly if he would consider leaving some tables and chair out for those residents who would like to read or relax by the pool. He said that he would look into it but that some kids had thrown balls in the pool after the closing last year.

Recreation Social Committee: Sue reported that October 20th is the Fall Fest at 3 p.m. brats, hot dogs, sauerkraut and rolls to be provided, this will be held under the pavilion with several surprise activities. Thanksgiving dinner will be served at 2 p.m. , at the POA clubhouse, the POA will provide the turkey, ham, mashed potatoes, coffee and tea. Attendees will be asked to provide sides that will serve 6 to 8 people. This year's holiday party will be held on 2 nights. Cost to members is \$10 and guest tickets will cost \$20. Guests will be limited to one per household with at least one-member attending. Limit per night will be 130. Dates are Friday December 6 and Sunday December 8, 2019. Recreation Committee members will be in the clubhouse November 4th through Saturday November 9th from 10 a.m. until noon and Monday November 11th through Friday , November 22, for the next two weeks or until the maximum number of tickets are sold. The Elks are requiring the names of everyone who will be attending and may also require addresses, Sue to follow up. At the time of the ticket purchase members will need to make their choice of entrée.

Sue said that they were looking into the purchase of a fire pit for the picnic area to extend the happy hour at the park events. She thought that we could use some of the large blocks to create an enclosure around it.

Grounds Committee: Al said that he had not yet gotten in touch with Matt. Joe Watts said that there were only two items on his list for Matt to finish, the entrance at Northwest Drive and trimming the shrubs at the clubhouse.

Legal: Al reported that we have a January court date for the Town lawsuit. He said that he had received an email from our attorney Josh that included 12 pages for him to answer. Once Al finishes, he will meet with him and discuss the answers for discovery.

Sue asked Al if he thought there would be any surprises in discovery. He replied that the only thing the Town's lawyer keeps bringing up is that we approved a new DoR in 2001 but that the changes did not change the issue we have with the Town.

Old Business: None

New Business: None

Member Comment:

Steve Sober asked if the Board would be addressing his issue with the placement of a generator. Joe answered that he was on the executive session schedule.

The Board went into executive session at 10:30, came out at 11:59 and adjourned the meeting.

Community meeting – Monday November 4, 2019 at 7 p.m. Budget discussion for 2020

Next Board meeting – Wednesday November 13, 2019 at 9:30 a.m.