

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 10, 2019
Minutes of the Meeting

Board Members Present: Joe Watts, Jack Csernecky, , Sue Hensler, Al Franklin, David Franklin, Kelly Wilson, Kerry Jarrell.

Board Members Absent: Chuck Karnolt

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

Approval of March : Jack moved, and Al seconded that the March minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Office: Merrilee reported that the April late letters had gone out. These seem to get people's attention as they are also known as intent to file lien letters.

Treasurer Report: Kerry handed out the March transaction detail and the operating budget through March. He reported that member assessments were at 94% which is about the same as last year. He also stated that the legal expense was excessively over budget.

Kerry said that he had found a company that does reserve studies in Southern Areas. Their website was very good. He said that they wanted a copy of our last study however there is a disclaimer that we are not allowed to share without the company's permission. He is putting together a list of assets along with photos to send them, this should be done in the next two weeks.

Joe Watts asked Kerry for an estimate of what we have spent since the reserve account was setup. Kerry said approximately \$600,000 with the biggest expense being the pool resurfacing and deck pavers.

Architectural Control Committee (ACC): Jack reported that the ACC handled 102 requests for service in March.

The Board discussed the new permit for construction debris receptacles which would be allowed for a time period of no more than 7 days during construction, this does not apply to new builds. Jack moved to approve the new permit and Kelly seconded the motion. Motion passed.

Jack also asked the Board to review proposed guidelines for flag poles prior to next month's meeting.

Joe Watts thanked the ACC committee for their work in making the community look better.

Recreation Social Committee: Sue reported back to the Board the cost of having two lifeguards. The cost is still prohibitive at \$56,000. Joe thanked Sue for her efforts.

Sue reported that the volunteer luncheon was well attended but commented that she would like to see more of the ACC Committee attend.

Sue said that the picnic tables had been power washed and moved. 35 tables are under the pavilion. 5 tables need to be replaced this year.

April 26, 2019 at 5 p.m. the first happy hour in the park will be held. At that time there will be a dedication of the pavilion.

May 26, 2019 the Memorial Day picnic will be held from 2 to 5 p.m. with food being served by Smithfield BBQ from 2:30 to 4 p.m. Tickets are free for residents; guests will be charged \$10.

Recreation Facilities Committee: Tom McClure reported to the Board in Chuck's absence that Coastal Pool had changed out the three pumps for the pool and that we should start seeing some savings in electric expense. Pool to open on May 12, 2019. May pool attendant hours will be Monday through Thursday 11 to 5 p.m. and Friday through Sunday 11 to 6 p.m. Additional schedule for summer to follow. Sue asked if we could have a specific closing time instead of dusk, but Tom said that the Health Department requires that wording.

House Committee: Kelly reported that the tables and chairs were now stored in the front storage closet and that they need to be checked out and back in during office hours. He said that there are now storage shelves in the back-storage area for all the clubs to place items on that they use on a regular basis. The office file shredding is scheduled for April 18. He reported that we have experienced phone issues due to a surge protector burning out, it has been replaced by ATMC. We also had issues with the AC that was due to lightning blowing a breaker and that was repaired by Sandpiper.

Kelly advised the Board that we had sent out 4 bids and only Ron Schnur of Beth Lynn Construction submitted a bid of \$35,700. Temporary office will be set up in the Board Room off the kitchen. Kelly stated that we had discussed carpet squares as an option however the existing carpets were glued down and removing them would result in the need for a new subfloor because the squares require a completely level surface. He recommended using a durable carpet possibly Berber. The job should be completed in 4 to 5 weeks and will start on April 22, 2019.

Sue moved to approve the bid for the office renovation and Al seconded, the motion passed unanimously.

Sue commented on how easy the new chair racks are to move. She also commented how great it was to use the kitchen since Kelly reorganized it.

Communication- Kelly reported that the new directories would be in shortly and that we are paying for them for the first time and may want to consider publishing every other year. Merrilee said that the reason for the \$2 per directory charge was because Athens Publishing did not get enough advertisers to fund the cost.

Kelly said that he and Sue worked on a form for the pavilion area usage. Gas Grills could be borrowed but the user would need to provide their own propane and return the grills clean.

Kelly said that he would write up an article to go in May's bulletin and also send out a blast email to let everyone know that the pavilion has been completed.

Grounds Committee: David and Joe Watts have been working together on the ground's maintenance. David has taken oversight of grounds going forward. He reported that Total Lawn Care was working today.

Kelly wanted to know if we could put down pavers from the shed to the walkway.

Joe Watts said that two pallets of sod and leveling of the area between the pool and pavers would cost \$1515, which he feels is very fair. David to let Matt know to proceed with the work.

Legal: Al reported that the hearing was held on Monday April 8 on the lawsuit that the Town filed against the POA. The Town attorney appeared with his brief which was three days late. Al said that the sitting judge was on medical leave and that we may have a different judge every time we go to court. The judge can dismiss some or all of the Town's claims. Our attorney is seeking a complete dismissal. Part of the Town's evidence is a letter from John Farley POA President in 2000 separating 96 Persimmon from the POA. Our attorney said that they were keeping the foreclosure process in effect. If the judge does not dismiss all of the suit we could go to arbitration or trial, The Town's attorney wants a jury trial.

Old Business: Al had asked that the Board send a letter to the Town with the POA's position on proposed HUD housing. Joe Watts attended the meeting at Town Hall and handed out letters to the Commissioners, Mayor and Town Administrator that addressed the issues that we have with the proposed housing project. Joe said that 60 people fit in the meeting hall and about 40 more were turned away. No one in attendance was in favor of the project. Joe met with a small group of residents to discuss the next steps to block this project, but the Town announced that the builder withdrew the proposal.

New Business: Joe wanted to discuss rental of the pavilion. In his opinion we should keep rental to members in good standing and not open it to fund raisers. We only have two restrooms and the sale of alcohol is prohibited so that should keep some organizations from renting.

Member Comment: Burt Glines of 5 Court 7 inquired about maintenance of the drainage ditch between court 6 & 7. He said the Town used to maintain it but they haven't cleaned it out in several years. He has spoken with Jon Mendenhall who said that they would not maintain that ditch because it does not belong to them.

Al said that he has spoken with Jon Mendenhall about maintaining the ditches and that they refuse to maintain the one in question. He advised Mr. Glines to call his State Representative

The Board went in to executive session at 10:55 a.m. came out at 12:20 p.m. and adjourned the meeting.

Next Board meeting – Wednesday May 8, 2019 at 9:30 a.m.