

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 10, 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, David Franklin, and Kelly Wilson

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

Board Members Absent: Chuck Karnolt (fourth consecutive absence)

Approval of May minutes: Al made a motion to approve the minutes and Jack seconded the motion. The motion passed by all in attendance.

Member Comments on Agenda Items: Joe welcomed two new members, Frank and Rosalie Leeser, 274 Persimmon Rd., to the meeting.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry distributed the June transaction detail and the operating budget. Kerry noted that the charges to the clubhouse Maintenance and Repairs line for the office renovation are capitalized to the Reserve Fund and are just about \$44,000. The completed Pavilion cost of about \$227,000 and the \$7603 for the pool pumps were capitalized for a total of about \$175,000 charged to the Reserve Fund. He reported that member assessments were a little over 99% and short \$1348 for what was budgeted for the year. He pointed out that the legal fees are more than what was budgeted. The operation budget shows the disbursements are 53% of the budget, but without the Legal line, it's about 47%.

Kerry contacted Reserve Professionals to let them know that the office was completed, and they could do the reserve study within the next six weeks. A contract was signed with them previously for about \$3300 of which half was paid.

The CPA completed the annual audit. He concluded that the books and financial statements are fine.

Architectural Control Committee (ACC): Jack reported that the ACC completed 97 requests for service in May and is continuing to monitor some construction sites. The ACC revised the language of the placement of sheds on pie-shaped lots. The placement of the shed would need to be approved at the discretion of the ACC in the expanded shadow of the house conforming to the boundaries of the lot, setbacks and existing guidelines.

Jack mention about the amount of certified mail that comes back to us because they are not picked up at the post office. Priority mail was talked about as an alternative. Joe Watts mentioned that we need to legally prove that we sent the letter and certified mail did that. Joe Martere said the post office considers the letter delivered when placed in the mailbox. This method has a tracking number, so we know when it is delivered. Al believes certified mail is in the DOR and may not be changed. Jack will investigate this.

Jack mentioned that the ACC is working to resolve the Airbnb issue. An entry key was confiscated when a visitor came to the office to try to activate it.

House Committee: Kelly reported that the clubhouse had a deep clean. He painted some of the walls in the bathrooms. The back porch will be done in the fall when the temperature is better. The only item left to finish in the office is the “pull-down” for the window between the office and the reception area. Ron Schnur has three estimates and Kelly will get together with him soon.

Kelly is trying to update the bulletin boards about every three weeks with new information. He would like to put a bulletin board in the office area.

Kelly has been working on an audit of the entry cards/fobs. There were 800 assigned cards not connected to members; nine were loaner cards. There were 791 cards that were removed; only about twenty cards from this group had a problem. He is working on the Brivo database to condense multiple records of the same person(s) into one record. Kelly proposed a change to the wording of the Rules & Regulations regarding the entry cards/fobs. A motion was made by Al and seconded by Jack to make the change. All were in favor.

Kelly questioned the pool rules regarding Adult Swim. Sue said that has not been in effect for a couple of years because no one was using that time for adults only. He would like to revise the pool rules and made a motion to do this and Al seconded the motion. The motion passed.

NOTE: Adult Swim has not been in the pool rules for a couple of years. He was looking at an old copy of the rules. He discovered that it's on the website under amenities; it will be removed

Communication: Kelly informed the board about the Personal Information Act. We need to get written permission from residents to publish their email and phone number in the directory and separate permission to use their email address to send communications to them. If they send us their email address, that's considered an electronic signature. He distributed two forms, which the board will look over in the next month and come to the next meeting with possible changes.

The new sign for the recreation area is up. Kelly was able to save the other signs by trimming and painting them.

Recreation Social Committee: Sue reported that the next Happy Hour at the pavilion will be August 16 at 5:00 p.m. Everyone brings their own drinks and there is a sharing table. Bingo will

be August 18 at 3:00 p.m. She said she and her committee are working on Christmas party plans.

Recreation Facilities Committee: Chuck was absent for the fourth consecutive meeting. Joe Watts reported BEMC would be changing out the pool lighting. Joe sent many emails to BEMC the past two months and finally got a response last week. Their response was they apparently overlooked this one. They will do it as soon as possible. The day they move the posts around the pool, the pool may need to be closed, possibly without even a day's notice.

Grounds Committee: Joe Watts reported that Joanne Bendy, president of the Garden Club, will look at the entryway islands at both ends of the parkway and the one at Thomasboro and make suggestions for plantings where previous plantings were lost. She will put together a plan and get together with the landscaper.

David put together a bid package, including a map, to clean up the lots owned by the POA. Two have been picked up so far. He has not heard back from anyone yet. He suggested that mid-September would be a good time to start this project because it's at the end of the growing season. Joe Martere spoke with LC's Quality Service regarding this project, but has not been able to get in touch with David or leave a message because David's voicemail is full. David will give Joe his email address to give to LC.

David reported on the lights at the corner of Rt. 179 and Country Club. The light to the east of the flower bed is on; the light to the west is on sometimes. David thinks it's the photocell.

Legal: Al read the 177-page deposition and does not agree with all of it. He's been trying to get together with Josh. There were typos that changed the meaning of some of it and a couple of things left out. The mediation meeting is scheduled for July 31. Al and Joe want to meet with Josh before the end of the month.

Old Business: None

New Business: Joe Watts read the Board of Directors Responsibilities, Article VIII, Section f from the By-Laws: "in the event that any member of the Board of Directors of this Association shall be absent for three (3) consecutive meetings of the Board of Directors, the Board may, by action taken at the meeting during which said third absence occurs, declare the office of said absent Director to be vacant;"

At this point, Al questioned if this should be discussed in Executive session because it is a personnel matter. Kerry said he thought discussing it in regular meeting was okay because nothing personal would be discussed and the "fact" is that Chuck has missed four consecutive meetings. A discussion ensued with remarks from the other directors. Chuck sent a letter to the board members, which they understood as Chuck resigning. David thought Chuck was looking for the board to make the decision for him.

Joe declared Chuck's director position to be vacant and David seconded it. A voice vote was called for by name; all in attendance approved it and the motion passed unanimously.

Member Comment: Joe Martere asked if the board was going to solicit for the director's position or do they have someone in mind. Kelly reminded the board that when Diane Mardall left the board that if the board had any problems, she would be more than willing to help out. Joe said that an email needs to be sent out and others need to have the opportunity to apply.

The Board took a five-minute break at 10:28 a.m. and went into executive session immediately after the break; the executive session ended at 12:15 p.m. and the meeting was adjourned

Next Board meeting – Wednesday August 14, 2019 at 9:30 a.m.