

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 12, 2020**  
**Minutes of the Meeting**

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

**Board Members Absent:** none.

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

**Approval of July:** Al made a motion to approve the minutes and Diana seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** None.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** In Kerry's absence Merrilee distributed the Transaction Detail report to all Board members. She also distributed the Operational Budget to all in attendance.

**Architectural Control Committee (ACC):** Jack reported that the ACC handled 59 requests for service in the month of July. He also said that the committee was considering changing the tree removal form to allow removal of trees that are within 12 feet of a house instead of 8 feet, but all tree removals would still require a permit. Joe Watts said that the committee might want to consider changing the additional parking guidelines to exclude gravel because it becomes unsightly, possibly should match existing driveway. Joe Martere said that they would look into it but if the gravel is blocked with a border of some kind it should not be unsightly. Joe Watts said that he received a call from a resident that was having issues with her neighbor complaining about noise that she is making cleaning her property in the evening. He asked if we had any restrictions that would prevent her from doing work on the property in the evening, Al said that the County has a 10 p.m. noise ordinance that would apply.

**House Committee:** No change.

**Recreation Facilities Committee:** Kelly reported that the pool was closed on Sunday at 5 p.m. prior to the hurricane and reopened on Wednesday morning. He said that Olivia's last day was Monday August 11 and that Ron Riggs would take her place as pool attendant. Attendance at pool averaged 59 per day compared to last year's 91. The pool required a super shock after the hurricane so hopefully that will be the last one needed this season. He stated that the Coastal pool bills have been lower than last year. He thought that we might have to re-sling some furniture since the bleach causes them to wear out quicker.

**Recreation Social Committee:** Sue said activities are still in a holding pattern due to the virus.

**Grounds Committee:** Joe said that he and Matt have been communicating on a regular basis and that Matt has been struggling some this year. Sue asked if he was still having trouble with his crew. Joe said part of the issue is with Matt's crew but that he told him that he has to get us caught up. Matt to pick up storm debris on Friday at clubhouse. Joe said that he had received a call from Gail, the town enforcement officer asking when our storm debris would be removed from POA property. When touring the surrounding communities with a friend he observed both Calabash and Sunset Beach picking up storm debris for their residents. He said that Calabash did the best job since they had a large truck with a chipper. Jack said this is the first time in 19 years that our Town has not picked up storm debris after a named storm. Joe said that he had put together a group of volunteers to help residents who had called the office and said that they needed assistance. The volunteers were Gary French, Bob Hartman, Bill McGarva and Debbie Watts.

**Advisory :** Diana said that she had sent Jon Mendenhall a letter concerning community solar panels but had not received a reply.

**Legal:** Al stated that Josh our attorney is still waiting on a court date and it still may be in October, the judge is trying to get caught up on the back log. Jack asked if this judge is up for reelection and Al said no that he was appointed to fill the spot of the deceased judge.

**Communication:** Nothing to report.

**Old Business:** none

**New Business:** none

Joe Watts thanked Carol for the good job she had done with the parcel owned by the POA. He said that he had spoken with an appraiser about giving us a value for two of these parcels. The appraiser said that it is more difficult to put a value on non-buildable land but that he could handle it. Al thought possibly that we might be able to lease the parcel to interested residents if they would maintain the property. Diana asked if any residents had showed an interest in the parcels. Joe said that several members had expressed an interest.

**Member Comments:** Jay Vogel said that he and his neighbor were interested in the parcel between their properties. He had a number of questions concerning how this would be done. Joe Watts said that we would need to get permission from the membership to be able to sell these parcels. If we were able to proceed the POA would pay for deed filing and excise tax other fees, such as a survey, would be the buyer's responsibility.

The Board went into executive session at 10:10 a.m. and adjourned at 10:45 a.m.

Next Board Meeting: August 12, 2020 at 9:30 a.m.