

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2020
Minutes of the Meeting**

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

Board Members Absent: none

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

Approval of November Minutes: Jack made a motion to approve the minutes and Sue 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 the updated operating budget to all members, he said that expenses looked in line and that the insurance bill although large was for the entire year. Kerry also thought that we would have a surplus of \$30,000 to \$40,000 in the 2020 budget. He handed out the 2021 budget and asked the Board to make a motion to approve it so that the invoices for next year could be printed. Joe Watts said that approval of the budget was later in the agenda.

Legal: Al reported that the status of the lawsuit was still not final. The judge asked both attorneys for input on the format. Al also said that our attorney thought we would probably get some kind of a split decision and if that were the case that we should appeal. Both sides have the right to appeal the decision within 30 days. Once the appeals court makes their decision it is final. Sue asked if the two opposing attorneys were meeting and Al said no, that the judge was only looking for guidance. Joe Watts said that the trial was interesting and that he felt that our attorney had done a good job of representing us. He also said that attorney Elkridge has a good background in municipal law. Joe said that if we appeal there are only certain items in the judgement that can be appealed. Al said that Josh was disappointed that some information was omitted, specifically Section 5 subsection 8, concerning exempt property. Kerry asked Joe if he felt that the judge knew what he was doing and also said that the Town is not a nonprofit entity. Joe stated that the Town operates as a nonprofit since they collect money to be spent on services. He said that the judge was not familiar with POAS and HOAS but that when Josh spoke, he seemed to listen and take notes. Elkridge only spoke for approximately 3 hours and closed. Joe asked Jack to look into dues versus assessments.

Architectural Control Committee (ACC): Jack reported that the ACC had completed 51 requests for service in the month of November.

House Committee: Kelly said that Larry of L&D Painting had asked to start painting the clubhouse early which originally was scheduled for later in December. He also advised the Board that gutters were being installed at the clubhouse on December 10th. Joe asked about the cost of the gutters and Kelly said they were \$1757. We will contact Roof Doctor to check the roof as the gutter installer had mentioned that several shingles were lifting due to the pine straw sitting on the roof.

Recreation Facilities Committee: Kelly reported that pool attendance from the opening in May 2019 until close in October 2019 had averaged 50 people per day. Attendance in 2020 from opening in June and closing in October averaged 40 people per day and that considering the covid restrictions he felt that the pool was well attended. 3 of the plastic table tops need to be replaced but due to covid the price has tripled from last year. He said he will wait to order until the price goes down. He said that there are some large cracks on the borders of the tennis courts, and he does not know if it was a bad job of resurfacing or if the issue is with the base. Kelly felt that we should call JHBJ who had done previous resurfacing and seemed to last much longer than Carolina Sports Services to get their opinion as to the condition of the base. Joe Watts stated that when you compare usage of the facilities that the pool is a bargain, but the tennis courts are not. Joe asked Kelly to mark the spots on the tennis courts so that the Board could see the issue. Joe said if a new base is needed for the tennis courts we would need to decide if the number of courts should be reduced.

Recreation Social Committee: Sue had nothing to report and said that hopefully by May of 2021 we could go back to having events.

Grounds Committee: Joe said that he that our landscaper has continued to work weekly to get everything done, and Kelly commented that he had asked him to blow the tennis courts weekly and that he had agreed.

Joe reported on the progress with our paving project and said that out of three contractors only one, Turner Asphalt had submitted a bid. He said that the recreation area parking lot would need some holes packed that have been caused by tree roots and then seal coating, price to include restriping the lot, total is \$15808. Clubhouse parking lot needs more work, many places where tree roots have caused issues, estimate to fix issues is \$21992. There is one section that was originally a deck that was never paved, and they need to grind down some spots, particularly by the office entrance to fix the drainage. Water by the Country Club Road area of the parking lot is caused because the swale is high and water can not drain, Joe will contact DOT to see if they can address the issue. Kerry asked if the spot where the large tree was ground down would cause any issues, but Joe felt that it would not. Sue asked if a French drain installed on Country Club side would work to slowly release the water, but Joe said that we do not own the property and that is why we need to contact DOT. Sue asked Kerry if paving was on the schedule for next year and he said that it was a top priority for 2020.

Communication: nothing to report.

Advisory: nothing to report. Joe asked Carol in the new year to come up with sales value for the parcels that several of our members have expressed interest in purchasing.

Old Business: Jack handed out his proposal for changes to the pavilion use making them similar to the clubhouse rental for private functions to a maximum of 60 people. Al moved to accept the new rules and Jack seconded, the motion passed.

Jack also reported that he had contacted companies that handle rental property in our community and none of them rent for less than one year. Kelly moved to change our rental from 6 months to one year minimum and Sue seconded, the motion passed.

New Business: Joe moved to approve the 2021 Budget and Jack seconded, the motion passed unanimously. Sue moved to approve the paving of the clubhouse and the recreation area and Kelly seconded, the motion passed. Jack reported that one wreath and a flagpole had to be replaced since they went missing.

Member Comments: None.

The meeting was adjourned at 10:30 a.m.

Next Board meeting January 13, 2021 at 9:30 a.m.