

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

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

**Board Members Absent:** Carol Davis

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

**Approval of January minutes:** Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

**Election Results and Officers for 2020**

Joe gave the results to the election. There were four openings on the board. Joe Watts, Kelly Wilson and Sue Hensler were re-elected and have kept their previous positions. Carol Davis was elected as a director. There was a motion by Kelly to have Kerry Jarrell as the treasurer for next year; it was seconded by Jack and unanimously approved.

**Member Comments on Agenda Items:**

John Williams, 33 Gate 6, gave an update about the town's building of South Park. The town cancelled the park due to many who opposed it. There were three commissioners who voted to rescind the park and one voted to continue with it in some manor. John thanked all that participated in the petition (279) and who attended the meeting. He also thanked Nancy Larkin for bringing attention to the problem of South Park. He commented that it is very important to attend the Town's meetings, the Board of Director meetings, and to read the Brunswick Beacon. The park will be returned to a green space. Al thanked John for his time and effort with this issue. It has been twenty years since the town reversed a decision in favor of the Community of Carolina Shores. Joe thanked the residents who participated. The Board has a lot it deals with and it is very helpful to have residents participate in issues like this. Sue commented that there were people throughout the neighborhood who were not in favor of South Park. One resident suggested that this area be left alone for a while to grow as green space and then start making decisions on what should go in there. Joe mentioned that he was hoping another group would step forward to address the walkways behind the houses.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry distributed the Transaction Detail report to members of the board. He explained that the lined-out items were cost incurred in 2019 but paid in 2020. Those costs were put back in the 2019 budget.

He distributed the Operational Budget to all in attendance. The POA collected about 54% of the 2020 dues in the month of January.

Kerry talked about the Reserve Study workshop for February 25, 2020. He's looking for 20-24 people to participate. Although some experience in construction or engineering is helpful, any resident can participate.

**Architectural Control Committee (ACC):** Jack reported that the ACC completed 71 service requests.

He reported that a discussion on the interpretation of what the DoR means regarding "windows on the privacy wall". In the opinion of our attorney, it was determined that this was to include the wall of the home if the privacy wall structure was attached.

Jack also reported that there are currently two lots (2) being prepared for new home construction and two (2) additions under construction and another waiting submission of plans and the town building permit. Three (3) houses are completed and two (2) others waiting Request for Final Inspection from the owners.

Jack presented the new Guidelines for Driveway Headwalls as approved/revised 12/13/17 to include as Item 4: "must be permanently constructed, solid and finished on all sides". Joe made a motion to accept, Sue seconded and the vote pass unanimously.

**House Committee:** Kelly reported that K&D was going to do the power washing starting with the clubhouse on March 16. The gutters, concrete sidewalks, front brick corner wall will be done as well as remove mold from the roof and fence. The pool deck, benches, walkways to the tennis courts and pavilion and bocce ball courts will be done March 3.

Kelly got an estimate for painting the inside of the clubhouse. He's waiting for Larry (LD Painting) to finish the signs before approaching him with this issue.

Three (3) trees removed will help eliminate mold, opens the flower beds to the sun and lets air in around to help prevent mold. Triple G is doing the work.

**Recreation Facilities Committee:** None

Beth Lyn Builders can start renovations on the pool house with new siding and fiberglass doors, and fix steel doors where the chemical and pump room is, replace charred wood, replace vanities with porcelain pedestal sinks, re-shingle roof with vent ridge and add some electrical. The storage room doors by the bathrooms are going to be reversed to open outward instead of inward, giving more storage space. There was a discussion on the type of siding to use: regular siding which has a warranty of 20-30 years or shaker style siding which has a warranty of 30-60 years. Shed improvements include siding the shed to match the pool house. Beth Lyn would like to start March 16.

Kelly asked for a motion to accept the pool house renovation estimate \$15,295. The board can decide which siding to use. A discussion ensued: Sue asked about a second door on the shed. Kelly responded saying that is open and can be discussed later. The wood on the right side of the shed needs to be replaced because it had been standing in water for so long. Al made a motion to accept the estimate from Beth Lyn for the pool renovation, Sue seconded the motion. The motion passed unanimously.

Joe asked for a motion to upgrade the siding spending an extra \$2,500. Kerry commented that that building was supposed to be a temporary structure. If the board wants to upgrade the siding to have it look better, that would be fine, but if they are doing it to add thirty (30) plus years to the life of the building, they might consider if they want to replace the pool house in the next twenty years, go with the less expensive siding. Sue reminded Kerry about the new building codes. Kerry talked about the Reserved Study and what that recommended for the next thirty (30) years. If there was to be a new building, they would have to go by what the codes are today. They need to look at what to do now and what to do in the future. Joe commented that maybe it's time to look at a long-term solution. Kelly didn't think there was enough room to build a bigger building or parking lot. Kelly remarked that with the Reserve Study everything was on the table. The only things that was permanent was the pool and the pavilion. Everything could be changed, if desired, including the tennis courts.

**Recreation Social Committee:** There was a meeting the previous Thursday and Sue commented it was a good meeting. They set some events for the coming year. The next event on Sunday, March 8, is Trivia at the clubhouse at 3:00 p.m.

Happy Hour under the Pavilion will start Friday, March 20, at 5:00 p.m. They thought they could start early this year with the addition of the large firepit.

The Volunteer Luncheon will be on Sunday, April 19, at 2:00 p.m. ACC members, Board members and all volunteers in the community are welcome.

Memorial Day picnic has been scheduled and possibly a smaller picnic on the 4<sup>th</sup> of July.

Sue presented her list of volunteers. Joe made a motion to accept and Kelly seconded the schedule and it was passed unanimously.

They are trying to hold events on Saturday instead of Sunday. The Bingo event that was held on Saturday went well. They will also try holding events on different days.

Kelly said he's ordering pool equipment and supplies now. They are 20% to 30% cheaper than summer. The autofill system is now working well.

The basketball hoop is up.

**Grounds Committee:** Joe mentioned that the grounds continue to improve.

**Legal:** Al reported that there will be a summary judgement on the Monday, 17<sup>th</sup> of February, to ask for a dismissal of the case in our favor because there are no material facts. If there is a dismissal, the town will pay our legal fees. If there is no dismissal, there will be a trial on Monday, March 9, 2020.

**Advisory:** None

**Communication:** Diana rewrote the description of the Community of Carolina Shores for the town website. The description is:

The community of Carolina Shores originally made up the Town's population and is partly built around a privately owned 18-hole golf course and clubhouse. There is a community building containing the POA offices, library and a large meeting room. Other amenities include a swimming pool, a large pavilion for picnics, meetings, etc., tennis courts, pickle ball courts and bocce ball courts. The community consists of single-family homes, patio homes and villas (townhomes) and an area known as The Acreage which has single family homes on large, one acre lots.

Joe mentioned there is no link on the town's website to our community like the other communities have and that is what he is trying to pursue. Diana will check with the mayor to make this change.

**Old Business:** The results of the Carolina Bays survey will be available sometime in June this year. They are hoping to narrow the decision down to three (3) or four (4) routes. There are new larger maps in the office for viewing.

**New Business:** Vote on pool house renovation. This was done under House Committee.

**Member Comments:** Greg Boyd, 65 Carolina Shores Drive, complained about unkempt properties on the 13<sup>th</sup> fairway and the 12<sup>th</sup> green. Joe Martere responded that two houses have ongoing issues and have liens on them and two others are scheduled for executive session. Two have complied. He also explained that it's very hard to see infractions that are at the back of the house and if they are on the golf course, he needs to rely on people to tell him. Al explained how the process works when a complaint is received from a resident. Kelly said if anyone is burning without a screen, the fire department should be called. There is no burning in Carolina Shores.

Sue O'Reilly asked about the pickle-ball net. Kelly said he would put it up. She also made a comment about the condition of some of the mailboxes in the neighborhood. Some are covered with foliage and really can't be seen, and others have no numbers on them. She suggested something be written about this in the newsletter. The fire department has reflective mailbox numbers that work well.

Mary Ann Williams complimented the landscaping.

The Board went into executive session at 10:40 a.m., and adjourned at 12:30 p.m.

Next Board meeting – Wednesday March 11, 2020 at 9:30 a.m.