

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 8, 2020**  
**Minutes of the Meeting**

**Board Members Present:** Joe Watts, President; Jack Csernecky, Vice President; and Directors Al Franklin, and Kelly Wilson.

**Board Members Absent:** Sue Hensler and Diana Mardall.

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

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

**Member Comments on Agenda Items:**

A question was asked concerning the legal fees. Joe Watts explained that the Town sued us after we tried to collect dues which they are legally obligated to pay, their position is that they are taxes which they would be exempt from paying. They could have had the property condemned or taken by eminent domain prior to acquiring the property but they did neither. The Board has tried arbitration, but the Town refused to negotiate. Joe stated that our community has had many issues with the Town, for example the removal of trees on the ditch on Pinewood Drive without any prior notification to the property owners involved. The Town had signed a contract with the company involved a year before work started but told the residents that not notifying them was an oversight. Another example is the Town intention to open some of the drainage ditches as Greenway walking paths, which in many cases they only have drainage ditch easements and do not own the property. Joe stated that the Town should have denied the contractors request for low income apartments initially and not have it become a major uproar with the Town's residents. Lastly, he said that the recent change in the Town's Commissioners might be a good thing as John Mendenhall has been allowed to run the Town.

Jim Poe stated that the Mayor is only ceremonial and that John Mendenhall runs the Town.

Al Franklin commented that the Town Maintenance workers were never trained for the work they are doing.

Kelly said that the water jet that the Town purchased to clean out culverts has never been used because no one knows how to use it.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** In Kerry's absence Merrilee reported that we ended up approximately \$45,000 over budget for 2019, this was due mostly to our legal expenses.

Merrilee handed out the transaction detail and operating budget for December and asked that if anyone had questions to stop by the office.

Joe brought up the proposed reserve study meeting, the purpose would be to discuss our priorities for the next 3 to 4 years. Attendance should include Board members and approximately 25 members of our community who would have an interest in the decision process of ongoing projects for our community. The Board decided that Tuesday February 25, 2020 at 1:00 p.m. would be a good time and date.

**Architectural Control Committee (ACC):** Jack reported that the ACC completed 57 requests for service in December. Jack said that we did not need any further rules concerning what constitutes a well-maintained property with a home on it as the DoR covers it.

Kelly said that the property on Swamp Fox is on 5 websites for nightly rental again. Also a listing for condo by Gates 2 and 3. Joe said that they would discuss the issue in executive session.

**Nominating Committee:** Jack stated that he did not think that we needed a Meet the Candidates Night because he said that we have very limited attendance to most of our meetings. All of the Board members agreed. Merrilee said that the election documents should be ready to mail by Tuesday, January 13, 2020.

**House Committee:** Kelly reported that Triple G was going to trim some large branches that are leaning over the roof of the clubhouse, also one leaning tree that needs to be removed. Al asked why he kept getting calls from our security company. Merrilee explained that our phones and internet have been going out on occasion and that when the phone goes out the alarm company is alerted. We will get ATMC in to determine the issue, possibly the modem needs to be replaced.

**Communication:** Kelly stated that the personal information forms were mailed out with the invoices and that we were receiving many with the due's payments.

**Recreation Facilities Committee:** Kelly said that Matt had regraded the drainage at the tennis courts and that he would monitor the area to see if it corrects the issue. Kelly said that when he was at the pool, he spoke with the Coastal attendant Alex concerning how often he was servicing our pool. Alex refused to answer the question directly, he said that he was here now. He said that he could not vacuum because the alarm was going off on the pumps and when asked if Scott had been notified the answer was, I will let him know later. Kelly meet with Scott and discussed our issues. Alex would no longer be allowed to service our pool, the alarm issue on pumps was addressed with a recalibration. The auto fill system was installed and working, and no electrician needed. Kelly said that he and Tom winterized the water lines at the pool area and shut off the water.

**Recreation Social Committee:** Joe said that Sue would be meeting with her committee on Thursday, January 16, 2020.

**Grounds Committee:** Nothing to report.

**Advisory:** Nothing to report.

**Legal:** Al said the court date is scheduled for March 17, 2020. He also said that our attorney had recommended paying for an expert witness to testify in court on our behalf. The judge who recently passed away was scheduled to hear the case but during her illness different judges were being assigned. We could now have a permanent judge assigned which might be more beneficial to our case.

**Old Business:** Joe Watts brought up the umbrella policy and whether we needed to have one or not. The cost for us would be around \$1500 per year, which was about \$500 more than the State Farm policy because the limit is one million instead of 500,000 per occurrence. He said that in his research that if we were sued for an injury and an award is made that it may pay to have the additional overage over our regular policy limit. After some discussion the motion not to carry an umbrella policy was made by Jack and seconded by Kelly. The motion passed unanimously.

**New Business:** Joe Watts updated the attendees on the 31 extension. He said that 2 of the proposed routes would take part of Northwest Drive. He advised them to go online to the DOT survey and vote for concept number 1, which would have the least impact on our community, the deadline is Friday, January 10, 2020. Joe said that when it comes to NCDOT they will go with the cheapest option. Al commented that there was a lack of planning to allow so much residential building if 31 was coming. The environmental survey would be done first and then it would be 2022-2023 before the right of way was determined. During the following 6 months to a year the route should be determined. Joe also said that the timing of the public hearings in December when many people are very busy and away for the holidays was very poor planning.

**Member Comments:** Jim Poe said that the cost of acquisition of property for concept 1 & 2 may preclude them from consideration.

Dan O'Reilly said that the regular monthly Town of Commissioners meeting was being held on Thursday January 9, 2020 at 2 p.m. and that we should get as many people to attend to talk about the Carolina Bays extension (Hwy. 31).

Sue O'Reilly asked about speeding in our community. Al said that Country Club and Persimmon were both state roads and that all others were town roads. To control speeding the Town would need to put up additional stop signs. Dan O'Reilly said that he had proposed to John Mendenhall a three way stop on Gumwood and Pinewood to slow traffic on Pinewood which is a thruway to Thomasboro for many people. The Town refused the proposal. Al said that he had spoken with Mendenhall several years ago about speeding and one night after their meeting a Sheriff's car was monitoring speeding at around 9:30 at night when hardly anyone is on the road in our community.

Teddy Altreuter asked if the people with listings on Air B&B were being fined. Joe said that would be discussed today. She also stated that until recently all of the gas tax collected in North Carolina went to the DOT and that the State is using some of the funds for other purposes. See also commended the Board for the good job they have been doing.

Jim Poe brought up the possibility of dropping off empty prescription bottles which would be sent to organizations that would provide them for 3<sup>rd</sup> world countries to put their drugs in. They are currently in paper and less than sanitary. He said that he had spoken with Ed at Seashore Drug and that he would let him know the outcome. Kelly said the Sheriff's office will take prescription drugs but that they need to be put in a plastic bag and that they would not take the bottles. Kelly said we could be liable if people dropped off the bottles here and left drugs in them. Joe Watts suggested that if Sea Shore Drug would do it that would be easier when someone picked up a prescription to drop their old bottles at the same time.

The Board went into executive session at 10:45 a.m., came out at 11:40 a.m. and adjourned the meeting.

Next Board meeting – Wednesday February 12, 2020 at 9:30 a.m.