

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

Board Members Present: Joe Watts, President; Sue Hensler, Secretary; and Directors Al Franklin, and Kelly Wilson.

Board Members Absent: Jack Csernecky, Diana Mardall, and Carol Davis.

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 June: Sue made a motion to approve the minutes and Kelly 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): In Jack's absence Joe Martere reported that the ACC completed 56 service requests for June. He also said that he was going out with select committee members on inspections for the new builds. He reported that the home at 5 Brassie had been completed and that we have three in various stages of completion on Court 4, Gate 3 and Topsail Court. There have been no ACC meetings since the closing of the clubhouse, they will resume as soon as restrictions allow. Joe Watts thanked Joe Martere for his handling of the inspections. He also commented that one benefit of the stay at home order is that yards in the community have never looked better. He advised that new construction was good for home values.

House Committee: No change.

Recreation Facilities Committee: Kelly reported that the pool had been super shocked and closed on the 29th of June and reopened on July 1st. The sink hole in the pool parking lot has been filled with cement and seems to be holding up well. Kelly said that the lounge chairs seem to be most used and that he had purchased 5 tables like the ones at the clubhouse for people to put their drinks on while using the lounge chairs. He reported that June average attendance was 54 people per day with only three days over 75. He also said that he has had to turn people away since they are bringing guests to the pool. Joe thanked Kelly for his hard work at keeping the pool open and safe.

Recreation Social Committee: Sue said that the committee is hoping to be able to have some events in the future. She still wants to have the volunteer luncheon, picnics, and Thanksgiving but everything is up in the air due to the virus.

Grounds Committee: Joe said that he and Matt have been communicating on a regular basis. Rain has delayed some of their planned work. Joe thanked Bob Hart for taking care of replacing the flags for the community.

Advisory : Joe Watts thanked Diana for letting him know that Jon Mendenhall had resigned. He advised the members in attendance that Mendenhall was not a resident of our Town and he felt that we should urge the Town to make that a requirement for the new Administrator. He said that he has spoken to the Mayor and she did not think that could be a condition of employment, however it would be possible for someone who relocates to our area to live in the Town or the Town's ETJ. However, if a suitable candidate already lives in our general area, it would be impractical for them to relocate inside the Town.

Legal: Al stated that we would probably have a date sometime in October and when it is scheduled, he will sit down for a discussion with our attorney. Sue asked if we could subpoena Jon Mendenhall and the commissioners, Al said that is a possibility.

Communication: Nothing to report.

Old Business: In Carol's absence Joe reported that she had prepared a report on the parcels owned by the POA to see if members would be interested in purchasing. He also said that he had spoken to a Brunswick County tax assessor and asked several questions. One being why the assessed value these properties being only \$100, the answer is that the POA filed for an exemption. Would the exemption go away if someone purchased the parcel, it most likely would and third could the purchaser combine the parcel with their property to enlarge the footprint, the answer would be yes.

Al stated that some of the parcels may have underground utilities that would need to be located.

Joe said that he and Carol would look at two of the parcels and have an appraiser give us an estimated value, which would probably cost two to 3 hundred dollars. Kelly made a motion and Al seconded to allow for an appraiser to be hired, the motion passed. Al also said that the membership would need to approve the sale of the parcels and asked how this might affect our not for profit status, Kerry to be contacted. Joe said that we would need to do disclosure and a new deed plus a 2% excise tax would need to be paid. New survey would be the buyer's responsibility. More information is needed to decide if it is worth moving forward with the sale of any of the parcels.

New Business: none

Member Comments: Joe Watts reported that he had received a post card in the mail offering free trip which looked like it was from Southwest Airlines. He said it was a scam for a timeshare and that there were many complaints that no one received anything free.

Jim Poe said that we could get a petition going to ask the Town to require the new Administrator to live in Carolina Shores. Sue felt that with the covid restrictions that it would be difficult to get enough signatures. Joe Watts felt that a petition would be a last resort.

A member asked about opening the library , Kelly said that we would not be able to limit the number of people since we do not have attendants for the clubhouse. Sue O'Reilly said that she was in charge of the volunteer library staff and that it would not be feasible at this time since people leave books and they need to be sorted and shelved and the volunteers would not be available. Kelly commented that the public library is doing curbside pickup.

Joanne Bendy said that it is too late to plant new flowers and that we should have our landscaper pull out the pansies. Joe Watts thanked her for the suggestion.

The Board went into executive session at 10:35 a.m. and adjourned at 11:15 a.m.

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