

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 10, 2020**  
**Minutes of the Meeting**

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

**Board Members Absent:** none.

Joe Watts called the meeting to order at 9:30 a.m. and Sue led the attendees in the Pledge of Allegiance. He noted that the last meeting was in March. He asked for a moment of silence for the victims of the coronavirus and the unrest that is going on in the country.

**Approval of March:** Jack 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 completed 254 service requests from March through May. Where possible Joe Martere is going out on the calls himself and is able to social distance. Most requests have been to paint. Joe Watts commented that the community has never looked better since residents have worked on their homes and yards during the stay at home order. Joe Martere said that he has called upon three of his volunteers Jim Poe, Bob Hartman and Randy Smart to go with him on new build inspections and he thanked them for their service.

**House Committee:** Kelly reported that he had completed the staining of the back-handicap ramp.

**Recreation Facilities Committee:** Kelly reported that the pool had passed inspection without an issue. He advised that the pool house and shed had new vinyl siding. The pool house had rotted wood from water damage replaced and should not have any future issues. After the pool house was completed the phones were not working and ATMC came out and discovered that the issue was a large hornet nest in the box, the phones are working now. He reported that we also had issues with the tennis court release button on Gate 3 & 4 and the pool deck gate. Johnson Controls came out and discovered that the backup batteries needed to be replaced

and now they are all functional . Coastal Pool had to replace a shut off valve that had worn out costing \$150. Triple G removed a tree that was in front of the pool fence and Matt is to replace some bushes in the near future.

Kelly noted all the work that was completed in order to open the pool. He said that he and Tom had repaired all the furniture for approximately \$800. Ropes, net, and signs were about \$400. They re-sanded the pavers for approximately \$800. The pool fence was repainted by Kelly, Tom and volunteers that he thanked: Cindy Wilson, Mary Timothy, John and Mary Ann Williams, Sue and Walt Hensler.

Kelly reported that we were able to open the pool on June 1, 2020. According to the Health Department guidelines we can have 60 people on the pool deck and only 35 in the pool at a time. Once people leave the pool attendants sanitize the tables and chairs that have been used. So far, we have had no issues with complying. He also said that the cards and fobs were under control and that the office was assisting members who were having issues with theirs.

He said that several neighboring communities have stopped in to see how we were able to open our pool. The person from Crow Creek was really impressed with our facilities. Currently members only can have use of the pool.

The pool will close on Monday June 29<sup>th</sup> at 6 p.m. and will reopen on Wednesday morning at 8 a.m. for lap swimmers. During the closure, a super shock will be done.

Kelly said that the tennis courts were being used in the morning for tennis and in the afternoon for pickle ball. He said that even the bocce courts were getting some use.

Diana asked about family unit. Kelly explained that yes if a child went into the pool the other members of the family would need to go in. The Health Department requires this as they feel this is the only way to assure that children practice social distancing.

**Recreation Social Committee:** Sue reported that she met with her committee last Thursday. She is hopeful that we will be able to have a picnic in September for Labor Day. She said that we have a good relationship with Smithfield but we have had around 300 people in the past so we will need to see where we stand a little closer to the event.

She said the committee would like to have a Happy Hour in the Park in July if the number for gatherings goes up too at least 50.

Sue noted that the October Fest event last year was a success and maybe we would be able to have one this year.

**Grounds Committee:** Joe Watts reported that Matt has had some issues with his crew due to the virus especially since they can make more on unemployment than they can working. Matt advised him that he is now back to full staff and getting everything done on schedule.

**Legal:** Al reported that he had spoken with Josh our attorney and that our case will not be heard by the judge until October or November since he has been unable to catch up with his case load.

**Advisory :** Nothing to report

**Communication:** Nothing to report.

**Old Business:** None.

**New Business:** Joe advised that Carol Davis would be looking into the possibly of selling some of the parcels owned and maintained by the POA, these are not buildable plots . The only members that might be interested would be the abutting homeowners. Merrilee told Joe that we do not pay real estate tax, but we do pay fire fees on these parcels. She also said that in the past we had given easements to several homeowners but that was prior to her working for the POA. Diana said that we could possibly sell to interested residents for \$1 and have them be responsible for survey cost and filing of the paperwork with Brunswick County.

Joe asked Merrilee about opening the office she said that we are returning calls and that she dropped off 4 member packets along with pool entry cards to new members. The office will be staffed with regular hours and if a member does not have access to a computer they can call and we will put the appropriate form in an envelope on the door or if they knock on the door we will help them. It was agreed that the office would remain closed to members at this time.

**Member Comments:**

Teddy Altreuter said that the office was running like a swiss watch. She informed the Board that she had called Waste Industries to inquire as to when they would go back to recycling. She was informed that they never stopped, and that Carolina Shores was the only community that had requested to have the other containers removed. After some discussion on how to get the Town to go back to recycling it was agreed that Teddy should attend the next Town meeting and ask that they do so and if they don't we as a group could go to the next meeting and if the number in attendance has not increased we could hold up signs outside or that she could start a petition. Al felt that the Town was only trying to save money.

Joe Watts stated that the Town is under investigation for not having the minimum reserve funds. He said that Jon Mendenhall spent the fund on flood control and that he was counting on FEMA money. He said that the Town had a three-year plan for building the fund which did not include attorney fees. He asked the Town for the total amount of attorney fees and was told that their attorney had not billed them this year. Prior year was over \$60,000. He said that he had heard that they were eliminating several employees, but Diana said that two employees were retiring and would not be replaced.

Al Franklin said that members who live on Courts 9 through 12 received letters from the Town informing them of when they would be paving their roads.

Diana Mardall asked Joe Martere if we had a rule that tree stumps needed to be ground or cut close to the ground. Joe said that we did but that trees cut down prior to the rule were grandfathered. She said that she is noticing stumps around the neighborhood. Joe said that some of the tree companies do not

have a grinder, so they have a separate company come in to grind the stumps after the trees have been cut down. Joe said he would check out any stumps if Diana gives him addresses.

Joanne Bendy thanked the Board for the mulch for the area that the Garden Club takes care of. She voiced some concern with the pruning and trimming of the lantana and azaleas, she hopes that they will come back. Joe said that we would continue to work with them. He commented that they are the first landscaper that we have had to ask not to do something. We renewed their contract for 2 more years and the price is the same as the first year.

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

Next Board Meeting: July 8, 2020 at 9:30 a.m.