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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 14, 2022

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary; Kerry Jarrell: Treasurer and Directors, Julia Lally, Philip Laura, Kelly Wilson and Jeff Alt.

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.

Approval of August Minutes: Julia 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: Kerry handed out the transaction detail to the directors and the updated operating budget through August. He reported that revenue had exceeded budget due to the increased number of building permits. Expenses are at 64% which is in line with the budget. Salaries are overspent due to the increased workload in the ACC, but the permit line offsets the overspend. Currently there are 18 new homes in various stages of completion. Joe Watts said that the real estate market is very hot now and new members coming into the office require more time from the office staff.

Kerry handed out budget request forms to the directors and asked that they be returned to him no later than October 5, 2022. Once received he will meet with his committee to prepare a draft budget to present to the Board at the October 12th meeting. A member meeting should be scheduled in the evening the first week in November to discuss the 2023 budget. At the December meeting the Board will vote on the budget so that the office can prepare the 2023 invoices.

Kerry went over several pages on the auditors report. He mentioned the last paragraph on page seven which is the accountant's opinion and said that we received a clean opinion. We have an annual review of our books not an audit the difference in cost is about \$11,000 more for an audit. Page 8 the balance sheet shows total assets at \$149,889 with current liabilities of \$103,557 which shows we can meet our current obligations. In the replacement fund \$244,574 plus an additional \$200,000 in a single annuity.

Rick Griffin asked Kerry if we have a budget for the replacement fund. Kerry explained that we do not budget that fund, but it is used to fund large items such as the \$54,000 to resurface the tennis and pickleball courts. Kerry went on to say that we are in much better shape than some HOA'S that need to assess members for major repairs. Calabash Lakes is currently in this situation with their pool replacement.

Kevin Helmer asked Kerry if we had money set aside in case, we have any future litigation. Kerry said that we budget \$5000 for legal and \$5000 for storm cleanup.

Recreation Social Committee: Sue reported that 217 tickets were issued for the Labor Day picnic with attendance of about 200 people, she said that the event ran smoothly. The next Happy Hour in the Park is scheduled for Friday September 16, 2022. A new resident meeting will be held on Sunday September 18, 2022, at 1:00 p.m. in the clubhouse conducted by Joe Rochel to familiarize new residents with the DoR

and the current Rules & Regulations. Oktoberfest will be held On Sunday October 9, 2022. The POA will provide brats and hot dogs and condiments, served from 2 to 3 p.m. Tickets will be handed out to residents starting Monday September 19 through Thursday September 22, 2022, and Saturday September 24, 2022 from 10 a.m. until noon. Friday October 7, 2022, is game day. Friday October 21, 2022, will be the last Happy Hour in the Park for the year, music will be provided by DJ Jay Kinlaw. Details to follow on Thanksgiving, 2nd Annual Cookie Exchange and the Holiday Party. Sue thanked the Board for the purchase of the small freezer.

Architectural Control Committee (ACC): Jack reported that the ACC had responded to 146 requests for service in August ,93 closed and 53 are pending follow ups,178 trees were requested to be taken down with 149 approved. Jack made a motion to change the building guidelines for culverts to include poly steel pipes or concrete. Kelly seconded the motion. Motion passed. Jack also mentioned that the ACC was looking to change outbuilding to maximum height of 18 feet and include in verbiage that the outbuilding can not be used for a residence.

Advisory: Nothing to report.

Recreation Facilities Committee: Kelly reported the pool usage numbers as follows: June 2964 average of 99 people per day, July 2890 average of 94 people per day and August 1970 average of 67 per day. He advised that pool hours have been reduced starting on September 12, 2022, the new hours are 9 a.m. until 5 p.m. He only has three attendants after this date, their hours will be 11 a.m. until 5 p.m. Our pool maintenance company will change to winter schedule starting October 1, 2022.

Communication: Nothing to report.

Advisory: Nothing to report.

House Committee: Philip has replaced the area rugs in the clubhouse. Sue asked about cleaning the board room carpet and Philip said that he would schedule it. Philip asked Sue to check with the Office when scheduling future events since we have been renting the clubhouse on a regular basis and we need to avoid any conflicts.

Grounds Committee: Jeff reported that he had discussed replacing the two dead palms at the pool area with our landscaper, looking for suitable replacement trees.

Old Business: None.

New Business: None.

Member Comments: Ellen Vogel said that a truck got stuck at the construction on gate 7 and left mud in the gate road and put ruts in the common area. Joe said he would have Joe Rochel check out the situation. Another member commented that the new construction on Court 7 does not have a silt screen and may cause drainage ditch issue, Joe Rochel to check situation.

Rick Griffins said that the last game night for the year would be on October 7, 2022. He stated that bocce play was increasing. Also said that he would like to investigate where we could put a horseshoe pit in the recreation area. Pickleball play is increasing, and more couples are getting involved. He will look to schedule some evening classes for those members who work.

Debbie Watts reported the following recap of the Town Board of Commissioners Meeting held September 12, 2022, at 10 a.m.:

Building inspections: 20 building permits were issued, 802 inspections were completed, 118 new homes are under construction, 24 Certificates of Occupancy were issued. Permit fee revenue for the month \$ 20,830.09 with a Year-to-Date total of \$108,024.55.

Traffic on Sunfield from August 8 -15 a total of 1024 vehicles were recorded with the following results: 789 speeds of 1 to 25 miles per hour, 179 speed of 26-30, 48 speed of 31-35, 2 speed of 36-40, 4 speed of 41-45, and 2 with speed of 46-50. Traffic on Carolina Shores Parkway from August 22-31 a total of 4881 vehicles were recorded, 3948 with speed of 1-25, 2250 with speed of 26-30, 843 with speed of 31-35, 68 with speed of 36 to 40, 1 with speed of 41-45 and 1 with speed of 46 to 50. Traffic on Carolina Shores Drive by the pool from August 22-31 a total of 7037 vehicles were recorded, 6420 speed of 6-25, 552 speed of 26-30, 56 speed of 31-35, 7 speed of 36-40, 1 speed of 41-45 and 1 speed of 46-50.

Financial: beginning balance \$3,618,180.82, ending balance \$3,681,978.41, General fund total \$5,681,064.33.

Constitution Week: September 17,2022 marks the 235th anniversary of the drafting of the U.S. Constitution by the Constitution convention. Therefore September 17th -23rd is Constitution week.

Golf Carts: The purpose of this policy is to promote public health, safety and welfare by setting forth regulations governing the operation of golf carts on the public streets within the Town. Drivers of golf carts must have a valid drivers license and liability insurance. Golf carts may be driven on the public streets within the Town where posted speed is less than 35mph. Before being operated on a public street, the owner must obtain a registration sticker from the Town. There is no charge and is valid for the life of the golf cart. Stickers are available at town hall from the administration division.

Appointment to the Board of Commissioners: Letters of intent and resume are due at town hall by September 15, 2022. Next Town meeting is October 10, 2022, at 10 a.m.

The Board went into executive session at 10:35 a.m. and adjourned the meeting at 11:50.

The next Board meeting will be held on October 12, 2022, at 9:30 a.m.