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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 13, 2022**

**Board Members Present:** Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary, and Directors, Jeff Alt, Kelly Wilson.

**Board Members Absent:** Julia Lally and Philip Laura.

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

**Approval of March Minutes:** Sue made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** none.

Joe Watts said that we currently have 13 new homes under construction with an additional 5 coming soon.

**BOARD LIAISON REPORTS:**

**Treasurer Report:** In Kerry's absence Merrilee passed out the transaction detail to the directors and also the updated operating budget.

**Recreation Social Committee:** Sue said that bingo was well attended. Sue also said that the Memorial Day Picnic is scheduled for Sunday May 29, 2022 and will happen rain or shine since we have the pavilion. Smithfield is catering and the cost will be \$12.99 per meal if they have server's and 8.99 if the recreation committee serves the food, this is dependent on Smithfield's ability to get the necessary staff to be able to serve. The picnic is for members only and family residing in their household, no guests are to be permitted.

**Architectural Control Committee (ACC):** Jack reported that ACC had responded to 64 requests for service in March. He said that the ACC committee had two new volunteers, Jim Cioe and Mike Krick. Jack said that the ACC had issues with some of the plans for new construction because the Town inspector wants them 11x17 so they can fit in his mailbox, and we require full size plans. Jack said that the ACC has had several issues with builders' failure to comply and said we should start fining them going forward. Jack had sent the directors information on golf carts and solar panels. Sue made a motion to approve the regulations on golf carts and Kelly seconded the motion. The motion passed. Jack said that ACC needs some guidance on solar panels. Joe Watts stated that in North Carolina you cannot deny anyone from installing solar panels. An engineer comes to the home and says where the panels will be the most effective. Sue made a motion to accept the guidance on solar panels and Kelly seconded. The motion passed.

**Advisory:** Nothing to report.

**Recreation Facilities Committee:** Sue said that she visited Hughes and Hughes and discussed what type of bush would grow quickly and provide some sound barrier. One of the shrubs is Ligustrum and she was unsure of the other. Distance between plants was discussed and 6 feet apart was decided on.

Planting 6 feet would require 66-7-gallon bushes at a cost of \$2310 plus tax. We would also need a landscaper to pick up the bushes as needed from Hughes & Hughes and plant them. Jeff made a motion to purchase the plants and hire a landscaper to plant them and Jack seconded the motion. The motion passed.

Kelly reported that the work on the tennis/pickleball courts should be started on May 2, 2022, weather permitting. He thanked the volunteers who painted the tennis court fencing. He said that we had a water leak from a cracked PVC pipe by the walkway to the pavilion and it has been repaired by Plumb Rite. The pool inspection was on April 4, 2022 and we passed, however North Carolina now requires the equalizer plugs to be installed on the inside of pool. He has ordered the plugs and our pool company will install them and call the county to reinspect. Kelly said that K&D pressure washing will be power washing the pool deck. The attendants this year are Mike Abushakra, Sue Koester, Brian Barron, and Nancy Leab. The attendants will work rotating schedules. Kelly said that he ordered aluminum signs for the pool since the ones we have been using only last for the one season. A discussion about the AED was held and Kelly is ordering a new outdoor box for the unit to be placed in the bathroom hallway. The subject of the need for one at the clubhouse was also discussed. Rick Griffith said that the cost of the AED's had come down and they were around \$1800. Sue made a motion to purchase an AED for the clubhouse and Jack seconded the motion. The motion passed. Kelly to check out different type boxes and AED's.

Jeff Alt reported that the basketball hoop had been taken down and stored until it can be repaired or replaced. He also said that he had looked into planting trees on Northwest Drive to replace some that had come down in storms etc. The issue is that there is too much growth which would prohibit planting of new trees.

**Communication:** Nothing to report.

**Advisory:** Nothing to report.

**House Committee:** In Philip's absence Joe Watts reported that we have some carpet squares coming up in the office area and that we had suspected that it might be caused by a moisture issue in the crawl space. Southeast Foundation came out and conducted an inspection of our crawl space, there is no moisture issue. The area is encapsulated and is functional. To have it redone to today standards would cost \$26,000. The carpet issue can be addressed by gluing the tiles that are coming up.

**Grounds Committee:** Joe reported that new flowers should be planted in May. He said that our landscaper wanted to start moving the entrances at no additional charge to us, since he feels that they reflect his work. This was previously a town responsibility, but Joe talked to Chad Hicks, and he agreed to let our landscaper handle the mowing.

**Legal:** Nothing to report.

**Old Business:** Sue said that she had inquiries about whether firepits are allowed in our community and as long as they are screened, no open fires are allowed. She also asked if we could remind residents in the next bulletin that they need to pick up after their dogs.

**New Business:** None.

**Member Comments:** Mary Ann Williams commented that the Crepe Myrtles on Gate 6 looked great last year after being trimmed back but they were not great this year, possibly they should be trimmed every year.

Rick Griffith said that he and 9 other members of our community attended a CPR course which also included use of the AED, this was held by the County and is limited to 25 people at a time. He said he was looking to organize another class, Joe Watts said that he should put it in the bulletin, but Rick said he wanted to get his group all trained first. He thanked the Board for keeping the bathrooms open all winter but thought they could be maintained better. He also asked about changing the lights at the tennis courts, but Joe Watts said that the courts had not been budgeted last year or this year to be refinished and that we would need to watch our spending for the remainder of the year.

Debbie Watts Offered her condolence and sympathy to Stacy Przywara. Mayor Joe Przywara died unexpectedly on March 28<sup>th</sup>.

She reported that the Town of Carolina Shores Board meeting was held on Monday April 11, 2022 and the budget retreat was held on April 12, 2022, for fiscal year 22-23. A public hearing will be held to discuss the budget at an upcoming meeting. Debbie reported that storm water management was being addressed with three culverts having been replaced and one additional on Sand Dollar to be replaced. She said that the speed signs were having a positive impact with regards to speeding. She reported that the town hall office refiguration had been completed and that signs were in place for direction to the services needed and provided by the town. The speed limit reduction on a portion of Thomasboro was made possible by the Town of Calabash. Debbie reported that the Sheriff's office patrol logged 56 patrol hours and issued 1 citation, 19 warnings, 5 house checks, and 1 traffic crash at Rt. 17 and Hickman Rd. The next Town Board meeting is on May 9, 2022.

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

The next Board meeting will be held on May 11, 2022, at 9:30 a.m.