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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 10, 2022

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary; 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 July Minutes: Jack made a motion to approve the minutes and Kelly seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items:

Debbie Watts reported the following information: The Town of Carolina Shores August 8, 2022 meeting, was recessed until 10 a.m. August 15, 2022, due to a covid outbreak. The agenda packet for this meeting is available on the TOCS website. New business to be discussed is the possible action on rezoning request from Calabash LLC. The property adjoins Highway 17, currently zoned highway commercial and is requesting planned residential district. Also, possible action on annexation request for Calabash LLC. Consideration of speed limit ordinance for Calabash Lakes. Discussion of easements between 68 & 70 Calabash Drive. Consideration of appointments to the Planning Board and Parks Commission. The new electronic speed signs have arrived and will be installed soon. New homes currently under construction is 139. 875 inspections were completed, the year-to-date revenue is \$87,194.46. The Sheriff's Office activity was as follows: 17 warnings issued, 1 citation for careless and reckless driving, 1 medical emergency at the Village at Calabash, 1 disabled motorist at Calabash Lakes, 1 alarm at Beach Drive and 1 escort. Next Town meetings: August 15, 2022, and September 12, 2022.

Dan O'Reilly commented that people are speeding on the straight away on Pinewood Drive and that we need several stop signs to break up the traffic flow. He said that we now have children living on Pinewood Drive and it is very dangerous.

Joe Watts stated that he was contacted by DOT for a traffic survey in Calabash. He was asked his opinion on what causes 57 & 9 to be so dangerous. No new roads have been built in years to accommodate the increased traffic. He stated that we were given routes to vote on for highway 31 extension and DOT added additional routes with no voter input.

Debbie Watts said that DOT would not allow the Town to pipe drainage from the Gates to the State drainage ditch.

Dan Morrow thanked the Board for getting the Pickleball & Tennis Courts done He said that everyone that has used them is very happy. The Pickleball class that was held was well attended. The temporary nets are being used to divide the courts. Kelly said that Rick Griffith found someone with a drone who will take pictures of the recreation area with the new courts.

Barbara Harnett asked about cleaning the area rugs in the clubhouse, Joe Watts said that Philip would handle it and either have them cleaned or replaced.

BOARD LIAISON REPORTS:

Treasurer Report: Joe passed out the transaction detail and the updated operating budget through the end of July. He said that the office salaries were a little high due to increased ACC workload.

Recreation Social Committee: Sue said that she was purchasing a small freezer for use at the recreation area. The next Happy Hour is August 19, 2022. Volunteer Appreciation luncheon will be held in the clubhouse on August 28, 2022, at 2 p.m. The Labor Day Picnic with POA providing hamburgers and hot dogs is scheduled for September 5, 2022 at 2 p.m. Recreation Committee members will be handing out picnic tickets on Monday August 22 through Thursday August 25, and Saturday August 27 from 10 a.m. until noon. Oktoberfest will be held on Sunday October 9, 2022.

Architectural Control Committee (ACC): Jack reported that the ACC had responded to 69 requests for service in July, 41 closed and 28 are pending follow ups 119 trees were requested to be taken down with 80 approved. Jack said that the committee wants to eliminate follow ups on roofs and real estate signs. Jack said that the ACC committee recommends the use of double wall PVC culvert pipes, known as HDPE, high density polyethylene pipe to start January 2, 2023, in addition to the use of R.I. concrete pipe. They also recommend approval of banners and flags for seasonal holidays and sports. He reported that the committee had approved 3 new house plans and surveys.

Advisory: Nothing to report.

Recreation Facilities Committee: Kelly said that he was very happy with how the courts turned out. The company used the crew from Georgia that specializes in upscale courts, they were able to fit us in between jobs, generally they do much larger projects. Attendance at the pool in June was 2,964 average of 99 people per day and July 2,890 with an average of 93 people per day. Kelly said he was looking at cutting back the attendants hours starting in the middle of September and that the pool would probably close the 2nd week of October. He said that this years pool attendants were doing a good job. He thanked people for not parking on the grass by the tennis/pickleball courts.

Dan Morrow said that he read the report on Next-door about the pool Nazi and felt that all the attendants were very pleasant. He asked Kelly if he had considered a sprinkler for the pool that would lower the temperature of the water. Kelly said that he had and would take another look into the possible use of one. Joe Watts said that almost everything on Next Door is filled with misinformation.

Kelly reported that since the fob audit 3 years ago we have much better control of who is using the facilities. Renters must get cards or fobs from the property owner.

Communication: Nothing to report.

Advisory: Nothing to report.

House Committee: Philip will replace the area rugs in the clubhouse. Additional carpet squares are in the ACC office and can be used to replace the several that are lifting.

Grounds Committee: Jeff reported that our irrigation systems had been inspected and repaired where necessary. Jeff to discuss with our landscaper when the fall flower switch over will take place.

Joe Watts said that he had received several calls from members who live on Topsail Ct. concerned that the developer might be encroaching on POA property, he met with the Town of Calabash to ensure that they were not. He also said that Calabash had allowed the developer to clear cut all the trees. Joe also stated that he receives and returns calls to members when requested to do so.

Old Business: None.

New Business: Joe Watts said that the Town of Carolina Shores had agreed to maintain the drainage ditch between 68 and 70 Calabash Drive. He made a motion to acknowledge the Town's agreement to maintain the ditch and Kelly seconded the motion. The motion passed unanimously

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

The next Board meeting will be held on September 14, 2022, at 9:30 a.m.