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

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

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

**Approval of November Minutes:** 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:** Kerry handed out the transaction detail to the directors along with the updated operating budget through November. He said that revenue was slightly over budget and that he thought we would end the year with approximately \$15,000 in surplus.

Kerry stated that the 2023 proposed budget had been shared with the Directors for approximately 2 months and shared with members at the November budget meeting and was sent out in a blast email as well. The budget calls for the same dues as 2022 with similar spending. Philip made a motion to approve the budget and Kelly seconded the motion. The motion passed.

**Recreation Social Committee:** Sue reported that 90 residents attended Thanksgiving at the clubhouse this year. They put everything on warming trays so that even the last person served got hot food. The holiday parties were a big success, with only 4 no shows. Sue talked to the Elks about increasing the number of people each night by 10 to 15 and they felt that they could handle the increase. The two bars worked out well. Sue thanked Kerry for getting the tip money on separate checks, which allowed the Elks to tip the servers much sooner. Sue reminded everyone that the cookie exchange was happening on Sunday December 18 from 2 to 4 p.m. Sue's committee has no plans for January but are tentatively planning Trivia for some time in February.

**Architectural Control Committee (ACC):** Jack reported that the ACC had 52 requests for service in November, closed 30, with 22 still pending follow up inspections. 20 tree removal requests were approved. 12 violation letters were issued. One set of house plans were approved. The committee is the process of determining the following: new volunteer schedule for December 2022 and January 2023. Existing set-back requirements of 25% of property. New gold star letter to homeowners that comply with ACC requests.

**Nomination:** Merrilee advised that Jack, Philip, and Julia were running for re-election. No other members filled out applications to run. Election documents cannot be printed until 40 days prior to the election in case a member files a petition to run. The printer has the documents and will be notified on December 27, 2022, that she can proceed with printing them.

**Advisory:** Julia reported that her committee had discussed possible additions to amenities for the future, many of the ideas discussed were decided to be impractical or not needed. Two ideas seemed to be viable Wi-Fi speakers at the pavilion and an outdoor kitchen.

**Recreation Facilities Committee:** Kelly advised the Board that the pickleball club had agreed to clean the bathrooms, blow off the pool deck, take trash to recycle center in addition to blowing the pickleball courts which they were already doing. Kelly discussed this with Sue as they were cleaning the bathrooms last year on a sporadic basis. For this service we would pay them \$100 per month. Sue Berger to create a simple invoice for January through May. After some discussion Julia made a motion to pay the pickleball club \$100 per month for services rendered until the pool reopens and the attendants take over those duties, Kelly seconded the motion. The motion passed.

**Communication:** Nothing to report.

**House Committee:** Philip stated that he had flooring samples to replace the carpet in the board room. He said he had spoken with Brunswick Electric about additional lighting for the clubhouse parking lot but had not heard back from them yet. Sue said that part of the issue is that four floodlights are out by the front ramp and porch.

**Grounds Committee:** Jeff to contact Triple G to see when our tree work is scheduled to be done and add trees on Bayberry and by Saltaire Village which are on POA property.

**Old Business:** Sue asked if we could have the old grill cleaned or replaced because it is blowing back. Kelly said that there is an adjustment on it and that he will check it out. Joe Watts said that Ace might be able to repair it, Sue will check with them.

**New Business:** Joe Watts said that the storm damage permit waiver expires on December 31, 2022. All requests after that date will require a permit from the ACC.

**Member Comments:** Kevin Helmer felt that the ACC was selectively enforcing the DoR. He has had visitors come to his home for the past several years and park their RV without ever having an issue with it. This year he received a violation letter and was told that it could not be parked for longer than 24 hours and required a call to the office. Board members advised him that the DoR has not changed since 1976 with regard to the parking of RV's overnight.

Kerry said that he and Susan had attended Thanksgiving and the holiday party and that both were great. He said that Sue, Walt, MaryAnn, and John should ask for help from the community for these events. Sue said that her committee has been more involved this year with all the activities.

The Board went into executive session at 10:30 a.m. and adjourned the meeting at noon.

Next Board meeting will be held on Wednesday January 11, 2023, at 9:30 a.m.