

.....
CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 8, 2021
Minutes of the Meeting

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler; Secretary, and Directors, Julia Lally, Carol Davis, and Kelly Wilson.

Board Members Absent: 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 November Minutes: Kelly made a motion to approve the minutes and Julia seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the transaction detail report to the Directors and the updated operating budget through November. He reported that revenue was \$367,000 which is slightly higher than budgeted. He stated that we still have 2 months of utility bills to pay as well as all of December bills, but he anticipates that we will have a surplus. If we do end up with a surplus some of the capital improvements such as the air conditioning replacement would be paid out of the operating budget instead of the reserve fund. He handed out the proposed 2022 budget and explained the process to the members in attendance. He gets the budget requests from the Board members for their respective areas and meets with his finance committee to prepare the budget. A public meeting to go through the proposed budget was held in the POA clubhouse on November 1, 2021 and the budget was in the December bulletin. The 2022 operating budget is fully funded at \$290 per property, no increase again this year. Jack moved to approve the budget and Kelly seconded. The motion passed unanimously.

Architectural Control Committee (ACC): Jack reported that the ACC handled 7 requests for painting and new roofs, 5 request for inspections, 3 fences were approved, and 14 tree removals were approved. He stated that we were still waiting on the one set of plans for a new build to be completed, missing copy of the Town building permit. Jack said that Jim Poe had asked if we had a list of invasive plants, and since we do not the committee should work on a list of them. He also thought that we should add something to the rules and regulations regarding golf carts.

Recreation Facilities Committee: nothing to report.

Communication: Carol advised that we plan to print the directory in house next year.

Recreation Social Committee: Sue said that the holiday parties were a success and both nights were sold out. She also said that Thanksgiving was attended by 59 people, and all seemed to have a good time and plenty to eat.

On December 18th there will be a homemade cookie exchange. Anyone attending will drop off two dozen cookies on December 16th or 17th from 10 until noon and on the 18th at 2 p.m. the exchange will

take place. There will be hot chocolate, eggnog and hot cider provided. When participants leave, they will take a box of two dozen assorted cookies home with them.

Sue said that she was looking into remedies to reduce the noise from the pickleball courts. Some items called green zone balls and racquets make less noise. She will report next month with her search results.

Advisory: Nothing to report.

House Committee: In Philip's absence, Joe reported that we would be painting the office stair railings and look to repair or replace the handicap ramps as needed. Jack asked about cleaning our gutters and Joe said that our landscaper will take care of it.

Grounds Committee: Joe reported that the winter flowers have been planted.

Legal: Nothing to report.

Old Business: None.

New Business: None

Member Comments:

Brenda Desrosiers of 5 Arden Ct. asked who the person who yelled at the pickleball players was. Joe Watts said that he could only say that it was a resident of our community. Brent Horten asked if the person knew that the house, they bought was near the recreation area, the answer was yes. Pickleball was added in 2018 and the POA has the right to add to the amenities.

One member asked if the Board could do something about the trailer that has been parked at 4 Carolina Shores Drive for about 2 months. Kerry stated that we send a 1st letter followed by a 2nd letter and Board hearing notification if the situation is not corrected a fine will be levied and a lien will be placed on the property. Joe Watts said filing foreclosure could be expensive and time consuming since the debtor has the right to appear in court to contest the proceedings. Someone asked if we could have the trailer towed and Joe said no since it is on private property.

Joe Watts said that we have several people that are not members in good standing. Carol Davis asked if the Town could do anything about those properties, Joe said that the Town is considering condemning one property that is in disrepair and that the Town Administrator is looking into the situation.

Jim Poe said that we have only gotten two complaints about the noise from the playing of pickleball and he feels that we should not spend money to reduce the noise. Brenda D. said that although there were two formal complaints about the noise that she has signatures from other members. Rick Griffith said that they have about 20 to 25 people who play pickleball on a regular basis and the pickleball play is about 10 to 12 hours total per week. Rick said that he has also done research for noise reduction and will share with Sue Hensler. He said that he has purchased some of the quieter balls and they do reduce the noise but are more expensive. He said that at the last meeting someone had complained about the noise from the basketball court and that he had filled the balls with air and that they are now quieter. Rick commented that we have many younger families moving in and the recreation area is getting more use than in the past. Kerry said that every couple years that we have a workshop where we have members make recommendations on future improvements to our facilities and in 2020 some of the recommendations were to take out the kiddie pool and replace with a splash pad and to add a playground area.

Rick Griffith brought up the trash pickup petition that is on the Next Door site. Joe Watts said that members should be careful about what they read on the site since it is filled with misinformation. The POA has nothing to do with trash pickup. Joe said that curbside pickup is available for handicapped residents through Brunswick County. Our community is the only one in the Town of Carolina Shores that does not have curbside pickup and that we could have it provided by Brunswick County but the dumpster for regular trash would be taken out of the recycle center. He also said that an article in the 2014 Beacon concluded that most of our residents did not want curbside pickup. A discussion about loud trucks, smelly trash and wear and tear of our roads was had and there seemed to be more cons than pros.

The Board went into executive session at 10:50 a.m. and adjourned the meeting at 11:30 a.m.

Next Board Meeting: January 12, 2022, at 9:30 a.m.

Meet the Candidates: January 12, 2022, at 7:00 p.m.