

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 10, 2021**  
**Minutes of the Meeting**

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

**Board Members Absent:** Carol Davis.

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

He welcomed our two new directors, Julia Lally and Philip Laura.

**Approval January Minutes:** Jack made a motion to approve the minutes and Sue seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** No members present at the meeting but emails to be read at the end of the meeting.

Joe Watts informed the board that one of last month's emails regarding the condition of part of Northwest Drive had been addressed with the Town Administrator and he confirmed that the rest of Northwest Drive would be paved in the spring.

Joe said that Kerry was still working on closing out 2020.

**BOARD LIAISON REPORTS:**

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

Jack said that the dues looked lower than usual, Merrilee stated that the mail has been very slow and that we would need to go by post marks to determine if late fees should be waived after March 1, 2021.

**Architectural Control Committee (ACC):** Jack reported that the ACC had completed 13 requests for service in the month of January. He said that the ACC had sent out 26 letters to lot owners informing them that their property was due to be bush hogged. 13 owners had responded to those letters and 6 lots have been completed.

Jack said that ACC had received an inquiry about moving a house from another location to a vacant lot in our community. Joe Martere said that he had asked for pictures as well as the address, so they could determine if the house fit our criteria for building. Currently the ACC has not received any information on the house.

Joe Watts asked Jack to keep us informed if the person wants to proceed with the move.

**House Committee:** Philip said that he thought that the office and clubhouse looked great and that he would be in to check out where the electrical panels were. Kelly to do a walk through with Philip to answer any questions he might have since the clubhouse and office are now his responsibility.

**Recreation Facilities Committee:** Kelly said that he and Joe Martere had walked the recreation area and had found 21 trees that needed to be taken down. He received two bids one from Paradise for \$4000 and one from Triple G for \$4400. Kelly and Joe Martere both felt that we should give the work to Paradise since he does other things for us such as bush hogging POA owned property. Jack asked why so many trees.? Kelly said that some were dead, diseased, cracked and others would help the surrounding trees grow by thinning several of them. Jack said that members were going to be upset with us taking down so many trees. Joe Watts asked if we let homeowners take down that many trees. Joe Martere said that our property is much larger than most homeowner's and we have allowed quite a few trees to be taken down on members properties for various reasons. Joe Martere also said that in one year we would be hard pressed to notice that the trees had been removed.

Philip moved to approve the removal of the 21 trees from the recreation area, Sue seconded the motion, the motion passed with only Jack being opposed.

Kelly moved to award the tree removal bid to Paradise, Philip seconded the motion. The motion passed.

Kelly informed the board that Coastal Pool would not be handling our pool maintenance this season. He said that Scott was in poor health and that he could not get reliable help. They are only going to handle smaller pools this year. Kelly is currently searching local pool service companies to find one that can handle our needs. Kelly reported that the Health Department informed him that our drain equalizer covers were due to be replaced in 2021. They must be replaced every 5 years to avoid deterioration, these covers prevent someone from being sucked into the drains. Joe Watts said that there was a major lawsuit which led to drain cover requirements, which caused the drowning of a girl when her hair was sucked into the drain.

Kelly said he was going to order replacement materials to redo some of the furniture since the bleach had been hard on it, but he would wait since we may need to bleach again this year.

Kelly said that he had received the directional sign that he had ordered to put by the golf course entrance.

**Recreation Social Committee:** Sue said that the governor's next update is due before the end of this month. She said that it is hard to control the number of members who would attend a function, and that we will need to wait until we have no more restrictions.

Sue asked if we could open the clubhouse to small groups possibly on Monday, Wednesday, and Fridays, and use some of the social funds to have the clubhouse cleaned afterwards. After some discussion on the matter the board decided to wait until the governor's next update.

**Grounds Committee:** Joe said that our landscapers have been working every week and that he would meet with Matt about mulching and having him order flowers soon as supply was short last year and may be again this season.

Joe reported that the repair part of the paving was completed and that the seal coating should be done sometime in May. He said that the base on the clubhouse parking lot was good but the pool parking lot is mostly sand and would need to be completely redone the next time, but we should get another two to five years or so before we need to replace it.

**Communication:** nothing to report.

**Legal:** nothing to report.

**Advisory:** In Carol's absence Joe Watts said that we would need to determine what detail we need in order to be able to sell any POA owned parcels.

**Old Business:** Kelly had given the board his proposal on reducing the tennis courts at the January meeting for their comments this month. The proposal was to reduce courts to two permanent tennis courts and 3 pickleball courts. Sue said that she liked the idea. Joe Watts feels that we should not reduce an asset and that before we undertake such a drastic measure, we would need to have a meeting with our membership to hear their opinions. He said that only two areas on the tennis courts needed repair approximately 150 square feet which is less than one percentage of the total tennis court area. Joe said that pickleball is growing and that approximately 25 people play on a regular basis and only about 15 people play tennis on a regular basis. Joe Watts said that we should have someone from Howard B. Jones, the company that resurfaced the courts 10 years ago look at the courts and determine what needs to be done to repair them. Sue asked when the courts are scheduled to be resurfaced and Joe Watts said not for another 6 years. Sue wanted to know why the last resurfacing had not lasted very long. Kelly said that we are unsure of the reason. Joe said that the machine that our landscaping company uses to blow off the courts for us could have contributed to some of the damage. Jack said that he thinks the tennis courts are too low and do not allow proper drainage but agreed that we need to get a professional opinion on our options.

**New Business:** The scheduling of the annual meeting for our membership was discussed. The By Laws state that we need to have the annual meeting no later than March 15<sup>th</sup>, however the board can change the By Laws. Philip asked if we could set up the meeting using zoom and Joe Watts said that about 1/3 of our members do not have internet. Jack moved that we hold the meeting sometime before June 1, 2021 for this year only, Philip seconded, the motion passed unanimously.

**Member Comments:** Joe Martere commented as a member that he felt that adding more pickle ball would not be reducing an asset. Philip asked if we allow white fencing because he was

under impression that we only allow the black wrought iron type. Joe Watts said that we do not allow white fencing and to let Joe Martere know the address so the ACC can address the issue. Joe read emails from several of our members and said that we would email responses to each.

The Board went into executive session at 11:00 a.m. and adjourned the meeting at 11:30 a.m.

Next Board meeting March 10, 2021 at 9:30 a.m.