

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2021
Minutes of the Meeting**

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Sue Hensler, Secretary; and Directors Diana Mardall, Carol Davis, Kelly Wilson, and Al Franklin.

Board Members Absent: none

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

Joe Martere asked for a moment of silence to heal our country after the violence at the Capital Building.

Approval of December Minutes: Kelly made a motion to approve the minutes and Jack 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.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the transaction detail and the updated operating budget to the Board members. He stated that we should end up under budget due to reduced spending on several accounts including social, clubhouse cleaning and the pool. Currently the under spend is \$32,300 but additional bills such the utilities and another legal bill will still need to be paid.

Carol asked if there was a limit to what we could keep in the reserve, he said that we have no limit however it might be better to leave in the operating fund, for a rainy day to cover unexpected expenses. He explained that the reserve fund is to cover large items such as repaving of the parking lots.

Joe Watts asked about why the pool salaries looked so low. Kerry explained that we had outside maintenance until the last several years when Tom started do the maintenance and those charges have been going to the pool maintenance line. Merrilee explained that Tom turns in his timesheets and breaks down what hours he works on maintenance and what hours he works as a pool attendant.

Al asked if the excess in operating could be used to pay legal and Kerry said that it could but that in 2019, we had to short the contribution to the reserve. Joe Watts commented that we had accumulated legal fees in excess of \$60,000 and ran the operating fund down to zero.

Kerry reported that the 2021 budget was built on the premise that it would be a normal year. He said that if the budget is not spent it would be possible to either reduce dues or give a rebate toward the 2022 dues.

Architectural Control Committee (ACC): Jack reported that the ACC had completed 20 requests for service in the month of December. He said that the ACC had inspected lots in need of cleaning and was in the process of sending out letters. He said that one new home had been completed and that two were in various stages of completion, also there are several additions in progress.

Joe Watts thanked Joe Martere and his members for working during the pandemic.

Joe reported that home sales were up and that most of them were move in ready, selling for around \$250,00 which is good for our home values.

House Committee: Kelly said that the club house painting had been completed and that Linda had helped with the valances which were nearly completed. He said that roof had been inspected and was in good shape and that new gutters had been installed, so the clubhouse should not need much work done in the near future.

Recreation Facilities Committee: Kelly said the pool gate had been padlocked for the season. He recapped the bills from Coastal pool and stated that we had spent less in 2020 than in 2019. He said that he is looking for a bulletin board to display events at the recreation area since the only one we have is inside the pool area. He informed the Board that all four of the pickleball nets were being used.

Kelly said that he had walked the tennis courts to observe cracks and spoken with a gentleman in Georgia for about 2 hours. He was told that cracking could be caused by three issues: moisture, top surface was not prepared properly or that surface may not have been dry when sealed. Looks like milling will be required and new asphalt applied and rolled and resurfaced, this would require fencing to be removed. In order to do this on courts 1& 2 would be about \$60,000 to \$85,000, not including fencing. Joe Watts said we should check to see if cracks could be repaired before making any decision. Kelly said that the job the last company did has only lasted about 2 ½ years so far. Previous company's work lasted more than 8 years.

Kelly said that there were several trees that needed to be removed that were either dead or leaning and likely to come down in a storm. Joe Martere and Kelly to go to walk the recreation area to determine what trees needed to be removed and get two bids for the work.

Joe passed out suggested change in rules pertaining to the use of the pavilion for private functions. Kelly was concerned with limiting the time period to four hours and the number of people to 60 and charging \$100, he said that Calabash charges nothing and that Ocean Isle charges \$25. Once the pavilion is booked for a private function no bumping would be allowed since this would be a binding contract. Joe also said that if something gets out of hand, we have the right to have the area evacuated. After much discussion Sue moved to have the proposed

rules approved and Diana seconded the motion, the motion passed with only Kelly and Al opposed.

Recreation Social Committee: nothing to report. Sue said that at this time it looks like nothing before October. Joe Watts said that the governor was waiting to have the cases fall below 5 % and that they are presently at 16%. The next announcement is scheduled for January 28th or 29th.

Kerry said that Delores Sanborn had spoken to him about the possibility of opening the clubhouse for morning exercise. Joe Watts said from the members perspective we were able to open the pool so why can't we open the clubhouse. Sue felt that the pool is a much different situation from the clubhouse and that it would be more difficult to control and sanitize.

Grounds Committee: Joe said that the paving would be scheduled tentatively May 18-19. The paving company said that they are six weeks behind schedule due to the amount of rain we have had.

Joe said that Jack had called him to say that the Town maintenance workers had over trimmed the crepe myrtles. He called the Town Administrator to tell him that we wanted to maintain them. Al said that we had the property surveyed and that they were planted on our property.

Joe said that our landscapers had been working every week instead of every other week which is what they are contracted to do.

Communication: nothing to report.

Legal: Joe Watts said that he had driven to our attorney's office to watch the zoom video of the court hearing. He said that discussions got somewhat heated between our attorney and the Town's. Josh should have a decision in the next couple of weeks.

Advisory: Possibly two of the parcels might be able to be sold, Carol to follow up with those members who had expressed an interest.

Old Business: none already discussed.

New Business: Kelly handed out a proposal to keep 75% of the tennis area with two tennis courts and the rest being divided for pickleball. This would allow for additional parking also; he feels this could be done for around \$25,000 and said if we wanted to proceed the work should be started in February. Joe Watts said that we should have a group of members consisting of tennis players, pickleball players and members that used neither to discuss this proposal. We would also need to check with the Town and see if parking could be extended, Kelly said the base coat is already there and that we would only be seal coating and painting the lines and that could be done when the rest of the parking lot was being finished.

Joe Watts said that he appreciates all the Directors for attending the monthly meetings through the pandemic. He called Diana to come up and presented her with a plaque for five years' service on the Board. He then asked Al to come up and accept a plaque for twenty years' service

on the Board and thanked him for his many contributions to the community. Al thanked all the Board for their support.

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Member Comments: Merrilee read member emails which the Board is to address. Answers to be emailed back to the members.

The meeting was adjourned at 11:00 a.m.

Annual Meeting & Election February 6, 2021 at 3:00

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