

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 10, 2024**

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

**Board Members Absent:** Kelly Wilson.

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

**Approval of November Minutes:** Philip made a motion to approve the minutes. The motion passed unanimously.

**Member Comments on Agenda Items:** none

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry handed the directors the Transaction Detail report for December 2023. He also passed out the updated operating budget through December 2023. He explained that this is not the final statement because items will be coming in January which will be posted to December. The budgeted revenue for 2023 is \$365,020 and the actual revenue is \$380,135 due to some large ACC fines that were collected.

The expenses are over a little due to maintenance of trees etc. Some extra was spent in the clubhouse due to the renovation of the kitchen but that will probably be capitalized and expensed to the Reserve Fund. The pool had some extra expense due to the plumbing problem.

Overall, the revenue is more than \$11,000 more than expenses. The budget for the year should break close to even when all expenses are charged to December. Our job is not to make money, but to maximize the service to our members with the money we have. Kerry complimented the Board for staying within budget.

**Architectural Control Committee (ACC):** Jack reported that thirteen (13) houses are currently under construction and two more have been extended: one in April (29 Gate 11) and one in May (378 Persimmon Road).

Coldwell Banker called verify there is no bonus room for 80 Pinewood Drive. The ACC was sued by one builder and there is a mediation meeting on January 16 with our attorney and his attorney.

All ballots are ready for the elections and should be going out this week.

**Recreation Social Committee:** Sue Hensler reported on the 2023 Christmas parties. The actual cost of the parties was \$11,242.60 with \$2860 collected from 278 residents and 11 guests. The total cost to the POA was \$8,382.60. There were 13 no shows at \$26 per person.

Sue is in communication with Sea Trail regarding their conference center for the 2024 party. Sea Trail is building a hotel and Sue thinks the opening of the convention center is going to be connected to the opening of the new hotel. At this point she is not sure if the conference center will be available for the 2024 Christmas party.

It was decided that there would be no events in January because so many people are sick.

There will be Music Bingo on Friday, February 23, from 6:00 to 8:00 p.m. Pat from Ice Box Productions can gear the music more to the group than last year's DJ. He brings everything needed. The fee is \$300 which is the going rate for Music Bingo. No events have been scheduled for March at this time. The dates are set for Memorial Day picnic, Fourth of July will be celebrating the 50<sup>th</sup> anniversary of our neighborhood with an Ice Cream Social from 10:00 a.m. to 2:00 p.m. The committee wants to decorate the pavilion for the 50<sup>th</sup> anniversary.

**Recreation Facilities:** Nothing to report.

**Communication:** Nothing to report.

**Advisory Committee:** Philip has been in contact with a sign company to get a recommendation for the restoration of the sign out front at the corner of Rt. 179. The sign would be removed and then replaced after the restoration. He talked about having the brick sealed so it would look new. This is being done in conjunction with the 50<sup>th</sup> anniversary. He has not contacted the Advisory Committee about this.

**House Committee:** Julia reported that the cameras and monitor are still being updated in the office.

**Grounds Committee:** Chris reported that Triple G will be out today to clean up from the storm. Chris is still trying to get bids for pressure washing and what he has gotten so far has been extremely high.

Chris asked Joanne Bendy to report on lights for the sign. She picked out some flood lights for the front and they would have to be ordered. The cost of the lights and whatever the electrician needs to buy which is about \$200 is on us, but the electrician will not charge for the labor. The electrician has had some emergency work and will be in touch in January. Chris and Joanne talked about installing receptacles to plug in the Christmas lights. BEMC no longer installs lights.

Chris reported that the town worked seven days to clean after the storm, picking up limbs and cleaning ditches. Paving of Sunfield is complete. The edges still need to be finished with dirt. They will spread grass seed, but need to wait for things to dry off.

Marty's land (6 Lakeview Court) has been sold. Mary Conover said he would be out by the 16<sup>th</sup> and it closes on the 17<sup>th</sup>.

**Old Business:** None.

**New Business:** None.

**Member Comments:** Martha Hannon asked if the privacy fence on the gates needs to be painted? There is nothing written in the rules about the privacy fences needing to be painted.

The regular Board meeting ended at 9:50 a.m.

Next Board meeting will be held on Wednesday February 14, 2024, at 9:30 a.m.