

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

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

Joe Watts called the meeting to order at 9:31 a.m. and Sue Hensler led the attendees in the Pledge of Allegiance.

Approval February Minutes: Sue made a motion to approve the revised minutes and Philip seconded the motion. The motion passed unanimously.

Member Comments on Agenda Items: Rick Griffith, Bob Anthony, Joe Watts, Lee Berger Kelly Wilson, and Sue Hensler discussed the pickle ball, tennis courts and parking lot. Joe Watts said there was misinformation about what was going to happen with the courts and read the **Old Minutes** paragraph from the February minutes. Joe stated that the priority of the Board of Directors is to maintain the assets.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the transaction detail to the directors. He handed out both 2020 and 2021 Operating budget to the directors and attending residents. He explained the Income and Expense in both years' report.

Architectural Control Committee (ACC): Jack reported that the ACC has completed 56 requests for service from members during the month of February. The following items are in the process of being completed:

- 4 lot cleanings completed, 3 scheduled for cleaning, 14 waiting for response from owner. The cutoff date is 3/26/21.
- 19 Topsail Ct. new house completed, approved.
- Additions at Egret Ct. and Sage Ct. in progress.

Recreation Facilities Committee: Kelly said the new pool company will be at the pool seven (7) days a week and earlier in the morning. Will start the 1st of the month. He put new combination locks on the shed, pump house and water spigot at the pavilion.

Twenty-two (22) trees have been removed from the recreation area.

Kelly is waiting to hear from R. B. Jones on the tennis courts

The schedule for power washing is: clubhouse-Monday, March 15, the pool area-Monday, March 22, and the recreation area-Tuesday, March 23.

Recreation Social Committee: Sue reported the committee met in March and they are still in a holding pattern but are looking forward to different holidays events. They could possibly work on Octoberfest. She introduced Julia, who is working with her on the committee, and Philip, who is good with food and baking.

Advisory: Carol said an Advisory Committee is being formed again and asked for volunteers. The focus of this group is to represent members ideas to the board.

There are ten (10) parcels throughout Carolina Shores property that are not buildable. Consideration is being given to sell these parcels to the abutting property owners. Prices have not been determined yet.

House Committee: Philip mentioned the current clubhouse rules are posted at the front of the clubhouse. The clubhouse capacity at this time is forty-five (45) and the kitchen is off-limits.

Grounds Committee: Joe met with the landscapers about cleaning the property and flowers for spring have been ordered. The flowers did not do well this winter because of all the rain.

Legal: The board had thirty (30) days to appeal the judge's decision and they had to let the 30 days lapse before they could share the decision with the members. The board put together a summary and will review that in executive session and will publish it in a couple of days.

Joe has met with the new Town Manager, Chad, and said he is willing to work with us on issues. The grader on Carolina Shores Parkway is now gone. Chad was impressed with our amenities: clubhouse, pool and tennis courts.

Old Business: Saturday, May 15, 2021 was suggested for the Annual meeting. The location will be determined closer to that date. Sue made a motion to accept this date; Philip seconded the motion; the motion passed unanimously.

New Business: Renting the clubhouse and pavilion were discussed. Joe suggested not renting it. Philip made a motion to not rent the clubhouse until North Carolina was back to 100 percent; Carol seconded it; the motion passed unanimously.

Joe discussed selling the parcels. Carol made a motion to sell the POA parcels; Philip seconded the motion; the motion passed unanimously.

Member Comments: Sue O'Reilly asked if there would be dues on the parcels. Joe said No. She also mentioned that BEMC trimmed trees along Pinewood Drive and the contractor left brush on the empty lots. Joe Watts said he or Joe Martere would call BEMC.

Teddy Altreuter asked if a room could be added to the existing house after adding the parcel to the existing lot.. Joe said it was up to the county or town.

Jimmy Cioe wanted to know what does "not buildable" mean and does the money go to the POA. Joe said "not buildable" does not meet the requirements of the DoR and the money does go to the POA.

Stephanie Trull, Jimmy Cioe, Kelly Wilson, Sue O'Reilly, and Bob Anthony discussed speeding traffic and speed bumps/humps.

The Board went into executive session at 10:36 a.m. and adjourned the meeting at 11:30 a.m.

Next Board meeting April 14, 2021 at 9:30 a.m.