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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 2023

Board Members Present: Joe Watts, President; Jack Csernecky, Vice President; Kerry Jarrell; Treasurer and Directors, Sue Hensler, Julia Lally, and Jeff Alt.

Board Members Absent: Philip Laura and Kelly Wilson.

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

Approval of February Minutes: Sue 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 to the Directors and the updated operating budget through February. He stated that revenue was at almost 90% which is higher than in previous years.

Recreation Social Committee: Sue reported that Bingo is being held on Sunday March 12, 2023, at 2 p.m. The first Happy Hour will be Friday, April 21, 2023, at 5 p.m. Rick Griffith said that the first games night is planned for Friday, May 5, 2023. Sue also mentioned how the recreation committee had ordered 300 brats for Oktoberfest from Ocean Isle Publix's. Due to a misunderstanding, we were charged for 300 packages which is 1500 brats instead of 60 packages. She thanked Merrilee for catching and correcting the error which saved the POA over \$1300.

Architectural Control Committee (ACC): Jack reported that the ACC had updated the volunteer package, and issued new guidelines, corrected wording on shrubs as HVAC enclosures to evergreen shrubs. He said that the committee was in the process of determining the following:

New building permits to go to 9 months with the first permit.

Discussion about a permit for metal screened fire pits with type and design.

Two new plans are in process for the ACC review.

The ACC requests time in executive session.

Jack said that the ACC had 40 requests for service in February. Jack reported that the only update he had for the Calabash building behind Topsail Ct. was that they had put up the silt screen. Joe Watts said he had received a call from an owner about damage to their fireplace and that the next step would be to send letters to the Calabash property owners, as a property rights issues, since we own the property between Topsail and Calabash.

Communication: Nothing to report.

House Committee: Julia reported that the burned-out light bulbs in the clubhouse have been replaced. The kitchen island will have electricity added and two additional outlets will be installed in the clubhouse area.

Grounds Committee: Jeff said that the trees behind 30 Gate 8 and the trees by Saltaire Village had been taken down. The trees behind 17 Topsail should be taken down sometime this week. Joe Watts said that he and Jeff had looked at a solution for the open pipes behind Sunrise Ct. and determined that fencing would be too costly, about \$5000 each for the 3 areas plus cleanup to get to the pipes, so nothing will be done at this time.

Old Business: None.

New Business: None.

Member Comments: Rick Griffith said that the large limb was still at the recreation area. Jeff said that he would follow up on having it removed.

Debbie Watts said that the Town would have 3 open commissioner spots and the mayor position for the next election. Anyone interested in running needs file in Bolivia before the end of July and the election will be held in November.

The Board went into executive session at 9:55 a.m. and adjourned the meeting 11:10 a.m.

Next Board meeting will be held on Wednesday April 12, 2023, at 9:30 a.m.