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CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 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 led the attendees in the Pledge of Allegiance.

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

Member Comments on Agenda Items: none.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the transaction detail report to the Directors and also the updated operating budget through October. He mentioned the insurance on page one of the transaction detail cost was an annual fee in the amount \$10265 for our commercial property and explained that Joe Watts had renegotiated our insurances 2 years ago and managed to cut the cost considerably. The other line items that he mentioned were on page two and both pertained to the clubhouse for Sandpiper Heating and Air. Kerry said that he did not know specifics but was sure they were for repair or replacement of one of the systems. Kerry said that when Brent Horton had been on the Board, he had helped pick out the systems that had lasted for such a long time. Joe Watts explained that the \$8800 was for a new system for the office area, and the \$4000 was to replace the dehumidifiers in the encapsulated area under the clubhouse which were both about to stop working. Kerry also commented that he felt that we would have about \$20,000 to \$30,000 left of the \$73,879 that we showed spent through the end of October. Joe said that Kerry calls this the rainy-day fund, and it can be used for items such as hurricane clean up.

Architectural Control Committee (ACC): Jack reported that the ACC handled, reviewed, and approved two sets of home plans, they received a third, but it was rejected since it was incomplete. They also handled 7 requests for painting and new roofs, 12 request for inspections seven of which have complied, the others are pending. 21 sign requests, 3 fences were approved and 13 out of 14 tree removals were approved.

Jack moved to approve a new member of the ACC, Tom Bennett, to the ACC Committee. Sue seconded the motion. The motion passed.

Jack advised that we have 5 candidates running for the 4 open director positions for the 2022 Board. Their bios will be published in the December bulletin.

Recreation Facilities Committee: Kelly said that he has been in contact with Todd from HBJ about repainting all the courts when they come to do the pickleball courts.

Communication: nothing to report.

Recreation Social Committee: Sue said that the holiday party ticket sales were going on until November 18th and that December 3rd still had 21 available and the 4th had 27.

Thanksgiving reservations are being taken by the office through November 15th. The dinner will be at the clubhouse, with dinner being served at 2 p.m. Attendees to bring a dish to share.

On December 18th there will be a homemade cookie exchange. Details will be in the December bulletin.

Advisory: In Carol's absence Joe advised that we had a title search done on one parcel that the POA owns and maintains for sale.

House Committee: Since Philip was running late, Joe mentioned that the office AC system and the dehumidifiers had been replaced.

Grounds Committee: Joe reported that we have renewed our contract with Total Lawn care for another two years. He stated that the entrances were all looking good with the new plantings. He said that Matt does many things for us without being asked.

Legal: nothing to report.

Old Business: None.

New Business: Discussion on noise complaint:

Sergei Arttischev of 3 Arden Ct. voiced his unhappiness at the noise that comes from the playing of pickleball. He said that his property is 60 feet from the courts and that the noise level is 70 decibels which he compared to highway noise. He said that many states have laws that pickleball courts cannot be closer than 1 mile from a residential area. He stated that he had sent several letters to the Board about the issue but that nothing has been done. He says that he can no longer enjoy his home and may be forced to sell. Kelly said that Sergei should have someone come out to his house and survey the decibel level. Julia said that she has heard the noise and understands.

Joe Watts said that the new development Eagle Run has plans for pickleball courts in the recreation area and there are houses very close to the area. Joe read parts of Sergei's letter sent to the Board. He claimed that we were putting in the pickleball courts without the members knowledge. Joe said that we held a special public meeting to discuss converting two of the courts to permanent pickleball courts. Sergei's letter ended with a threat to take legal action if the noise issue wasn't corrected.

Brenda Desrosiers of 5 Arden Ct. spoke about the noise, she said that before buying her home that she researched the area but at the time she bought her house there were no pickleball courts or a covered pavilion. She feels that a sound barrier fence is needed from the basketball court to behind the tennis courts. She commented that tennis is a much quieter game than pickleball and that besides the noise the ball makes that the players yell and scream. She also complained about the noise from the pavilion and loud music being played. Since the pavilion was built more people are using the picnic area and it has become much noisier. Sue Hensler said for the last 7 years that the POA has only had music at the picnic area twice a year and have never had it for more than a three-hour period. She also said that we cannot stand still and do nothing, we need to update our amenities to keep up with other communities in our area. Sue said that she has read that there are quieter paddles and balls available for pickleball play.

Joe Watts researched other areas within our community where noise is unavoidable. He said that on Northwest Drive after the S curve the homes are 30 to 40 feet from Route 17. The homes that are next to 179 have privacy fencing purchased by the owners but the noise is still there. Homes on the golf course have to deal with the sound of golfers teeing off. Landscapers, fire engines, ambulances with sirens all contribute to the noise issue but we have not had complaints from residents effected by these noise issues.

Rick Griffith of 4 Fairway Ct. says that he has heard complaints about the noise and has asked his group to tone it down. He said that the green paddles can cut down on the noise, but the cost is around \$150 which might be prohibitive for some players. There is also a softer plastic ball called onyx that are quieter and that when it is necessary to replace the existing balls they can go with the onyx. He also said that pickleball was started in 2018. As the USA Ambassador for this area Rick has organized lessons. First in November of 2020 and they had about 30 members come out to watch and about 20 who played. In May he held another lesson and about 20 people showed up. He said that pickleball is a healthy sport and that our community is changing with more people moving in that are younger and want a more active lifestyle.

Jim Poe of 1 Carolina Shores Drive lives across from the tennis courts and he said that the noise does not bother him or his next-door neighbor. He said he is proud of our amenities and is glad to see them being used. He also questions the distance from the houses that the complaints are coming from since the courts are 30 feet from the property line and the drainage ditch easement is 50 feet beyond that. He thinks the complaints come from people who don't use the amenities.

Kerry Jarrell of 9 Golfcrest Ct. lives down the street from the recreation area and said that the noise does not bother him. He said that we have a lot of noise in our community with one of the nosiest being roof replacements. He enjoys having members use the amenities. His wife enjoys water aerobics in the summer, and we have had noise complaints about the music, and it is only for one hour 6 days a week.

Member Comments: Nancy Larkin of 39 gate 6 advised the attendees that she is on the Town Parks Committee which now meets every 3 months. She said that the town had done plantings at the park on Thomasboro. She also said that the Town had received \$1.4 million from the American Rescue program and that the commissioners had voted to spend \$25,000 to hire a consulting firm to come up with a management plan for storm water control. Philip asked if any trees would be planted where the water tower had been, and Nancy said no that it will remain greenspace.

The Board went into executive session at 10:45 a.m. and adjourned the meeting at 11:45 a.m.

Next Board Meeting: December 8, 2021, at 9:30 a.m.