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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 12, 2022**

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

**Board Members Absent:** Sue Hensler, Philip Laura, and Kelly Wilson.

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

**Approval of September Minutes:** Jack 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 September. He reported that revenue was slightly over budget and that expenses were in line with the budget. He expects to finish the year with about \$15,000 unspent.

Kerry met with his finance committee on Monday and prepared the proposed 2023 budget draft for the directors to look over. The committee proposed no increase in dues for next year. Budget meeting to be held for members on Monday November 7, 2022, at 7 p.m. At the December Board meeting the directors will vote on the budget. Kerry said the committee advised that we should do some long term forward planning to see what improvements might be needed in the future.

**Recreation Social Committee:** Joe Watts read Sue's notes to those in attendance. Octoberfest was well attended. Upcoming events are as follows: 10/21 final happy hour of the season, there will be a DJ and door prizes. 11/24 Thanksgiving at 2p.m., members can bring one guest. 12/2 and 12/3 Holiday Party at the Elks from 5 until 9 p.m. cost of tickets \$10 each for members & \$20 per guest. 12/18 cookie exchange at 2 p.m.

**Architectural Control Committee (ACC):** Jack reported that the ACC had responded to 68 requests for service in September ,27 closed and 41 are pending follow ups,149 trees were requested to be taken down with 144 approved. 17 letters sent to owners. There are 13 new homes under construction and three were completed. 4 home plans were approved and will be started. Jack moved to extend storm damage repairs until November 15, 2022, with no permit required, Jeff seconded, and the motion passed.

**Advisory:** Nothing to report. Joe Watts asked Julia to meet with her committee to discuss possible updates to our amenities.

**Recreation Facilities Committee:** Joe Watts stated that Kelly has done an excellent job with the pool this year. He also said that the attendants did a great job of keeping the pool area clean. He read a letter from Nancy Larkin who praised Nancy Leab for the cleanup at the pool after the storm. She felt that Nancy went over and above her job requirements in getting the pool in shape for residents to use on Sunday. She thanked all the attendants and Kelly for the good job that they did this season keeping the pool and restrooms clean.

**Communication:** Nothing to report.

**House Committee:** Joe Watts reported that the carpet was being repaired.

**Grounds Committee:** Jeff reported that Total Lawn had cleaned up the recreation area. Town continuing storm cleanup, they started on the Saturday after the storm and are continuing until all debris has been picked up. Since Brunswick County did not declare a state of emergency with hurricane Ian no FEMA money was received and the Town has only 6 employees in charge of removing all the debris. Joe Watts said that there are 3 sections of drains behind Sunrise Court that had fences around them because where they meet is an open section. He told Jeff that we need to look at replacing them since the drains are about 6 feet deep and may present a safety issue.

**Old Business:** None.

**New Business:** Julia moved to hold the budget meeting on Monday November 7, 2022, at 7 p.m., Jeff seconded, and the motion passed.

Jack moved to extend storm damage repairs until November 15, 2022, with no permit required, Jeff seconded, and the motion passed

**Member Comments:**

Kerry said that on Saturday morning after the storm he observed the pickleball players cleaning up the courts and he thanked them for their efforts.

Rick Griffith said that Total Lawn did a great job cleaning the recreation area. He advised the board that he had sprayed roundup around tennis court fence. He said that the company who did the resurfacing told him that we need to keep the accumulation of pine straw and weed growth from building up against fence which causes moisture to build up on the courts. He offered to spray more if the board supplied him with the spray. Joe Watts told Jeff to see if Total Lawn could edge around the fence.

Rick also asked the Board about replacement of the bulbs at the tennis courts with LED. Joe Watts said that we would look in to replacing the bulbs early next year and would discuss whether the current type bulbs or LED would more economical since the cost is currently less than \$100 per month.

Debbie Watts reported the following recap of the Town Board of Commissioners Meeting held October 10, 2022, at 10 a.m.:

The Town administration has been preparing for the upcoming audit.

The TV for commission chamber has been ordered.

The public works department began the cleanup from hurricane Ian early Saturday morning after Ian had passed on Friday September 30, 2022.

Building permits and inspections for September: 11 building permits were issued, 676 inspections were completed, 101 new homes are under construction, 22 Certificates of Occupancy were issued. Permit fee revenue for the month \$ 25,150.65 with a Year-to-Date total of \$133,175.20.

Financial: beginning balance \$3,639,338.01, ending balance \$2,802,548.72, Moved one million to NCCMT (NC Trust fund).

Ordinance 22: Updates the traffic schedules which includes speed limit, stop intersections and 3-way stop intersections.

A bid of \$15,443 was presented by Action Fence to enlarge the dog park on Thomasboro Rd.

A presentation and proposal from Calabash Elks Lodge was made in the form of a request that the Town of Calabash, the Town of Carolina Shores and the Calabash Elks together share in the cost of playground equipment at the Calabash Park for special needs children. The equipment would be a merry-go-all \$7407 and a seesaw \$6995. The Elks proposed each entity would contribute \$5000.

Marlene Vandergrift will replace Dee Gray as commissioner.

Next Town meeting will be held on November 14, 2022, at 10 a.m.

Joe Watts commented that Debbie Watts does a lot of work and deserves praise for it. She called the Town manager on Saturday about extending the hours at the recycle center and getting a jump on the cleanup. She also is responsible for getting the TV and stop signs for our community.

Kerry said that after hurricane Florence it took 3 weeks for the cleanup and killed the grass. This time he bagged everything and put it in his garage. To his surprise the Town was on his street picking up debris at 8 a.m. on Sunday following the storm.

Sue Berger said there is a tree on Cleek Ct. that looks like it might fall across the road. Jeff stated that it is on golf course property.

Joe Watts advised that the Calabash Fire Department is holding an open house October 15, 2022, from noon to 4 p.m.

The Board went into executive session at 10:26 a.m. and adjourned the meeting at 11:25.

The meeting to discuss 2023 budget proposal will be held on Monday November 7, 2022, at 7 p.m.

The next Board meeting will be held on November 9, 2022, at 9:30 a.m.