

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 1, 2021
Special Meeting
Minutes of the Meeting

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

Board Members Absent: Julia Lally and Philip Laura.

Purpose to discuss options for the tennis courts, courts one and two need repair, sooner than later.

Joe Watts called the meeting to order at 1:00 p.m.

Joe Watts provided all members in attendance a copy of the agenda. He set rules as to how the meeting would run. Follow the agenda, only speak when recognized, no interrupting speakers and the meeting must remain non-confrontational.

Joe explained the court designs options using drawings, currently we have 4 tennis courts with portable nets for pickleball, two of the existing courts do not need resurfacing at this time. Option 1. keep configuration as it is. Option 2. Have two tennis courts and 6 pickleball courts. Option 3. Have one court with 4 pickleball and 3 tennis courts.

He said that we have approximately 1350 members and they all share ownership of the amenities.

He reported that in 2020 ruffling on the edge of court two had occurred and court 1 had noticeable cracking. He said that the good thing is the base on the courts is still in good condition. Replacement cost to redo the courts entirely could cost \$300,000 to \$400,000,

Kelly discussed the proposals from HB Jones the company who resurfaced the courts prior to the last resurfacing. Their job lasted us more than eight years. They said that they could fix the issues we have with the courts and provided three options per Kelly's request. They also offered a two-year warranty on the work. The following are the proposed options.

1. Fix the issues and leave courts the way they exist now, cost \$22,800.
2. Converting the two existing tennis courts to four pickleball courts and two tennis courts, they did not advise this option because they felt it was a waste of space and money, this is an additional \$2700 more than option 1.
3. Converting the two existing courts to six pickleball courts, which would be an additional \$5000 more than option 1.

Joe Watts said that most of the surrounding communities do not have tennis courts or have abandoned them.

Kerry asked to address the members to provide some background on how we fund special projects. He said that he had been a board member from 2008 until 2016 and has served as our Treasurer for eleven the past eleven years.

He reported that in 2008 the board had a reserve study done which looked at our assets over a thirty-year period, that we have been used as a guide to help decide on a schedule to repaired or replace assets.

He reported that in 2010 we had the tennis courts resurfaced, the job lasted us eight years instead of the studies recommended every six year and cost \$13,500. In 2018 we had the courts resurfaced again but they did not last and cost \$22,000.

In 2019 the board had another study done of our assets that included a recommended schedule for repair and replacement of assets. Although the courts were not on schedule until 2024 at an estimated cost of \$23,000 and a possible replacement of the courts in 2029 at an estimated cost of \$95,0000, we need to spend the money now because of the conditions of courts one and two.

Kerry went on to explain that a portion of the annual dues go into a reserve fund that allows us to maintain our assets. Other ways of accomplishing funding would be special assessments which are not extremely popular or bank loans which we would prefer not to do. Currently there is approximately \$420,000 in the reserve fund, with a budgeted portion of \$65,000 per year contribution from the annual dues.

Kerry advised that in 2020 a meeting of around 25 members and the directors was held to discuss the needs of our community. They broke into groups and came up with assets that they felt needed to be improved over the next five years. The number one priority with all the groups was repaving of the parking lots at the clubhouse and recreation area, which is in process currently. Due to covid we have been unable to start a committee as recommended in the reserve study.

Kerry also said that he has visited other communities in our area, and most of them that had tennis courts are not maintaining them.

He stated that he is not a tennis player or a pickleball player, he is a golfer but feels that tennis and golf are declining and that pickleball is growing. He said that we need to be forward thinking when looking at improving our amenities.

Cheryl Brush said that amenities add to our property value, so she feels that we need to maintain our amenities.

Jimmy Cioe commended the board for their use of the reserve fund. He questioned about getting a second bid, but Kelly said it would delay the process. Sue Hensler said that even when we ask for multiple bids, we have a hard time getting them.

Donna McCarthy said that she does not agree that tennis is declining. The park on Georgetown is packed.

John Bess said that he feels it is time to add more pickleball courts.

Bob Anthony presented for the tennis players. Bob said that he felt that dual use courts were working fine and that we did not need dedicated pickleball courts, he said that many other sports that play in division one, two and three use dual purpose courts. He also disagreed with Kerry that tennis was declining and said that it is appealing to younger players. Tennis players prefer to use courts one and two but those are the ones that need repair and would make the most sense for pickleball courts and also be most cost effective. Bob made a comparison using two activities, activity A has 5 people in 2019 and 10 people in 2020 which is a 100% increase and Activity B has

100 people in 2019 and 120 in 2020 which is only a 20% increase. So percentage increase does not always show the true numbers.

Bob asked if a small fence could be put up to catch stray balls, Kelly said it would cause cracking after sealing. Sue Hensler felt that a fence would be dangerous. Kerry said that the County park has some fence for the pickleball courts.

Rick Griffith represented for the pickleball group. Rick thanked the board for holding this meeting. He also thanked Sue Berger for helping with the pickleball training and coordination. He also said that he was taking over the ambassador for USA Pickleball Association.

Rick explained pickleball and said that it was like stand-up ping pong. It is the fastest growing sport in the 55 plus age group with an increase of 650% over the last eight years.

Reasons for the increased interest in this sport is that it is very social, usually played as doubles, and is fun to play. Many players in the 55 and older group come tennis as they find it easier to play. Many senior communities have added pickleball to their amenities.

Rick also surveyed various communities in our area and those who are still maintaining tennis courts have either added or are in the process of adding pickleball.

Rick said that pickleball players are grateful to have the courts now, but the game should be played will real nets like tennis is.

Rick said that he and Sue Berger and their spouses started the pickleball group in November of 2019, out of 28 people that came to learn they still have 16 people form that group. They held another intro to pickleball on March 27, 2021. They had 14 new people with 8 of those coming back for regularly scheduled play. They have about 10 to 12 people that play on weekdays and about 12 to 16 on Sunday. All the courts are used on the weekends.

By a show of hands, most of the members agreed to have 6 dedicated pickleball courts, using courts 1 & 2, and 2 dedicated tennis courts on 3 & 4. Blue lines to be eliminated on tennis courts. Kelly said that we are working on converting tennis lights to LED.

Lynn Morris said that she has been a tennis player for years but that most of her fellow tennis players can no longer play, she says she finds pickleball very enjoyable and likes the social aspect. Feels like having dedicated courts is a positive move.

The meeting was adjourned at 2:25 p.m.