

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 14, 2018
Minutes of the Meeting

Board Members Present: Al Franklin, Diana Mardall, Sue Hensler, Joe Watts, Kelly Wilson.
Absent: Chuck Karnolt and Jack Csnerecky.

President Al Franklin called the meeting to order at 9:30 a.m. and the Pledge of Allegiance was recited.

Approval of February Minutes: Diana moved, and Joe seconded that the February minutes be accepted. The motion passed.

Member Comments on Agenda Items: none.

Office Report: Merrilee handed out the transaction detail and updated operating budget. She reported that dues payments through the end of February were at 99% before late payments were assessed in March. She informed the Board that she had hired a person to replace Chris, her name is Kim Tanch. Diana asked if we published the job. Merrilee stated that timing was an issue and that she had asked a couple of members that she felt would be good candidates and Kim was one of them. Kerry reviewed her resume and application and was good with hiring her.

BOARD LIAISON REPORTS:

Architectural Control Committee (ACC): In Jack's absence Joe Matere reported that the ACC handled 61 requests for service from residents. He also said that the fence guidelines had been finalized with the help of Diana. Joe handed out definition for Board approval on what is a well-maintained lot:

1. To be done on a 3- year schedule by individual property owner.
2. All debris must be removed from said lot, including but not limited to, brush and or small trees. This debris may be run through a chipper and evenly dispersed on the lot in lieu of removal.
3. The entire area of the lot shall be cleared to all boundary/property lines* to a maximum height of no more than six (6) inches.

*30 feet from the road center the swale is in the Town right-of-way. Each lot can be different depending on the road they are on. So, if we just say clear to the boundary/property lines it will be up to the property owner to determine where they are.

Sue moved to accept the new definition and Diana seconded the motion. The motion passed.

Joe said that he would like to attend a Forestry seminar in Fayetteville on April 27th. This would be a mileage only fee since he would not be staying overnight.

Al commented that some communities were looking at prohibiting the use of pine straw next to homes because of the potential fire hazards and thought that the Board should consider doing the same for our community.

Advisory Committee: Fences, covered under ACC. Joe Watts asked where the three approved fences were available. They are available at Lowes, Home Depot and McLamb Fence. Al questioned if an owner found vinyl fencing that looked like wrought iron would it be acceptable. Diana stated no. Joe moved to accept the three styles of fencing with the Ironcraft model being the only option for property abutting the golf course. Kelly seconded the motion, it passed unanimously.

Communications Committee: Kelly reported that he and Gary Stewart had met, and that the new website design was going well.

House Committee: Kelly said that he had replaced the bulbs in the outside spot lights and that they were working. Al handed out the floor plan for the office and explained briefly that Joe would move into the existing office and that the new office would be a combination of the file room and the ACC office. Diana and Sue requested to walk the space so they could better visualize it after the meeting. Kelly was concerned that we might need additional electrical outlets. Diana asked if we had any idea as to how long the conversion would take. Al said not until we got bids back on the project.

Grounds Committee: Joe said that flags that needed to be replaced had now been done. He met with Dennis and discussed the erosion on the side deck of the swimming pool. Dennis to give estimate, Joe did not feel that this would be a big job. Joe reported that he had talked to Dennis about the entrance area at Carolina Shores Parkway and Country Club. The wall needs to be installed. A discussion ensued about if the berm needed to be lowered or if the electric meter needed to be raised. Dennis had requested to have the meter raised because of the Magnolia. Al said that the dirt by the Magnolia was always higher and that we just needed to grade the area properly and have the berm lower by the sign. Joe to work this out with Dennis. Joe called Brunswick electric about the electric box at entrance of Persimmon and the Parkway. He said that the box is unsightly and that the best look was the installation at Thomasboro where it is attached to the sign. Joe was looking for a location to have another entrance sign to further define our community. Al said that we could not put a sign on 17 because the State would not approve it. Joe passed out a drawing of the POA property and asked that the Board consider putting another sign up at the end of our property. He reported that he had called Brunswick Public Utilities for the paperwork to get a water tap at the entrance of Gate 2. He brought up how several of the community mail boxes needed repair and asked if the POA could pay for supplies and get several volunteers to fix them. Al said that we would need to get permission from the individual property owners to be able to proceed.

Recreation Facilities Committee: Al read an email from Chuck who stated that we were waiting on one estimate for the tennis court resurfacing. The architect to have the drawings for the pavilion after the regular Board meeting for discussion.

Recreation/Social Committee: Sue reported that Trivia was scheduled for this coming Sunday at 3 p.m. The volunteer appreciation luncheon is scheduled for April 22 at 2 p.m., it will be catered by Art Catering. Her committee is still working on the Holiday party plans with Sea Trail. Al said he has talked to residents of Sea Trail and they have not been pleased with the functions that were held at Sea Trail.

Nominating Committee: nothing to report.

Legal: To be discussed in executive session.

Town: nothing to report.

Old Business: nothing to report.

New Business: nothing to report

Member Comments: Ralph Rossi of Sunfield Dr. wanted to have some speed limit signs moved so they were more visible. He was advised that the Town controlled the placement of the speed limit signs.

Jim Ritter of Putter Place was concerned about speeding and said that many of the speeders were locals. He also felt that fences along the golf course were not a good idea because they would prohibit golfers from retrieving their balls. Diana felt that most homeowners with fences on the golf course would have a gate for such issues.

Sue Hensler said that she had received a call from Rosemary Hart, a resident, inquiring about why we did not have activities such as wine and design, jewelry design. The only issue is we can not have them charge except for supplies. Al said that State Law prohibits charging because we are a nonprofit.

The Board went into executive session at 10:35, came out at 11:30 and adjourned the meeting.

Board meeting – April 11, 2018 at 9:30 a.m.