

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November, 13, 2024

Board Members Present: Jeff Alt, President; Jack Csernecky, Vice President, Sue Hensler, Secretary, and Directors: Julia Lally, Rick Griffith, and Chris Edwards.

Board Members Absent: Philip Laura.

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

Julia made a motion to approve the October Board minutes, Sue seconded the motion, it passed unanimously.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report: In Kerry's absence Jeff commented that expenses throughout October were in line with the budget.

Architectural Control Committee (ACC): Jack stated that the ACC opened 68 requests for service, closed 38 and had 30 pending. Three new home plans were approved.

Recreation Social: Sue reported that Thanksgiving Dinner will be served at 1:30 p.m., on Thanksgiving Day. The POA provides turkey, ham, mashed potatoes, mac and cheese and tea and water. Attendees bring a side to share. Two years ago, we served 110 people and last year around ninety. The cookie exchange will be held on Saturday, December 7, 2024, from 2:00 to 4:00 p.m. Members who want to attend should bake 2 dozen cookies, brownies or fudge and drop them off at the POA clubhouse between 10 a.m. and noon on either Thursday December 5, or Friday December 6. The recreation committee volunteers will be serving holiday punch, eggnog and apple cider. Cookies will be plated, and attendees can hand select 2 dozen cookies of their choosing. The Holiday Dinners will be held at the Elks on Friday December 13 and Saturday December 14. There are still a few tickets available, members pay \$10, and guest tickets are \$20. Music will be provided by Jay Kinlaw.

Recreation Facilities: Rick reported that the pool resurfacing was underway and should be completed by the end of next week. He said that he has received pricing to fix and or replace the lights on the tennis courts. At the very least he would want to replace the 3 dim and 1 burnt out bulbs. The price to replace them with the same type bulbs would be \$1400, and 1900 to replace them with LED. To replace all of them with LED would be \$5500 Chris said that he needs to make sure that they would not have too many lumens, He will send Rick the information.

Communication: Nothing to report.

Advisory Committee: Nothing to report.

House Committee: Julia reported that everything was running smoothly in the clubhouse. She thanked Bert Glines for continuing to fix items around the clubhouse as needed.

Grounds Committee: Chris reported that the pine needles on Gates were being cleaned up. Mulch and flowers have been replaced at the entrances. He also said that Triple G Landscaping gave notice to end their contract with us as of December 31, 2024. He and Jeff will be interviewing landscapers to replace them.

New Business: Nothing to report.

Old Business: Nothing to report.

Member Comments: There were a larger number of members in attendance, they were mostly concerned about the golf course closing and wanted to get the POA involved. Jeff said that the POA has no standing because the

golf course is private property and is not part of the POA. Joanne Bendy said that she attended the Town meeting on Tuesday and that their attorney is looking into what the Town can do. Debbie Watts, who is a Town Commissioner, reiterated that the POA has nothing to do with the golf course, it is part of the Town of Carolina Shores. The Town Commissioners meet the second Monday of every month, members should plan on attending if they have questions. Debbie also advised members to sign up for emails from the Town and also alerts from the Sherriff's Department.

The Board went into executive session at 9:58 a.m. and adjourned the meeting at 10:45 a.m.

The next Board meeting is on December 11, 2024, at 9:30 a.m.