

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 17, 2024**

**Board Members Present:** Jeff Alt, President; Jack Csernecky, Vice President; Kerry Jarrell, Treasurer; and Directors, Philip Laura, Chris Edwards and Rick Griffith.

**Board Members Absent:** Sue Hensler, Julia Lally.

Jeff called the meeting to order at 6:00 p.m. and he led the attendees in the Pledge of Allegiance.

**Approval of March Minutes:** Rick made a motion to approve the minutes. Philip seconded and the motion passed unanimously.

**Member Comments on Agenda Items:** none

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry handed the transaction detail for March to the directors. He also distributed the updated operating budget. He reported that revenue was at 95%, late fees were posted, and total revenue collected is at 94%. Our accountant is busy with tax season and will file an extension for our taxes and should be in to review our books in May or June.

**Architectural Control Committee (ACC):** Jack said that the ACC received 34 requests for service, closed 20 and 14 are still pending. Three new house plans are under review, two must submit new drawings. He said that Tom was working on tenant information forms, out of 43 homes that we believe are rentals that only 11 forms have been returned. Tom drafted a form letter to the homeowners making them aware that they need to advise us annually of renters and have the renters sign that they will abide by the DoR and rules and regulations. To be discussed in executive session.

**Recreation Social Committee:** In Sue's absence Merrilee reported that the first happy hour in the park is Friday April 19, 2024, from 5:00 to 7 p.m. The Memorial Day picnic will be held on Monday May 27, 2024, from 2:00 to 5:00 p.m., food service will be from 2:30 to 3:30 p.m. Tickets can be picked up in the POA clubhouse. Ticket dates are Monday April 29th through Saturday May 4<sup>th</sup> and Monday May 6<sup>th</sup> through May 8<sup>th</sup>, from 10 a.m. until noon. Tickets are for residents only, no guests.

She thanked Kris and Mary Thorsten who volunteered to handle replacing the flags when needed. They give her a monthly survey. In March they replaced a flag at gate 3 and reattached one at the entrance to Persimmon Road.

**Recreation Facilities:** Rick advised the board that the pavilion, bocce courts and the pool deck had been power washed and pavers fixed and re-sanded with help from Lee Berger and Kevin Storti. He said the pool is scheduled to open on May 12, 2024, which is Mother's Day. He is having cracked coping repaired at the pool in three places and the cost is around \$1000. He hired a new pool attendant, Miranda Shannon, to replace one of the attendants that only wants to be a fill in.

**Communication:** Nothing to report.

**Advisory Committee:** Philip said that the board would discuss events for the 50<sup>th</sup> anniversary in executive session. He reported that the entrance sign was at the Sign Shoppe being refurbished and should be reinstalled soon.

**House Committee:** nothing to report.

**Grounds Committee:** Chris reported that Triple G replaced some of the plants but are waiting for the entrance sign to be reinstalled before finishing. He said that the two benches that were donated by Cathie Gulliver in memory of Pete one of our past presidents were in place by the pool area.

Chris reported the following:

The pickleball court on Thomasboro Road is open.

78 children attended the Arbor Day tree planting.

May 24, 2024, Concert on the Green at Town Hall from 6 to 8p.m. Sea and Sand band will perform, and Lobster Truck will be there.

**Old Business:** None.

**New Business:** Jeff said that he had put down treatment to kill the fire ants at Gate 8 & 10.

**Member Comments:** Ellen Vogel mentioned that the fire ants were very bad this year and that something should be put in the bulletin to warn people when they are walking to look out for them.

One resident brought up the possibility of trash pickup and was advised by Philip that it would take an entire day for GFL to pick up the trash for our community. She wanted a new survey of the members to be done since we have many new residents since the previous survey was done. She said that she had read the article that Joe Watts had written concerning trash pick up and felt that it might be revisited. Chris said that she would need to ask the Town to conduct a survey. He also said that at a meeting which he attended it was stated that only the debris drop off would remain at the recycle center if our community went to trash pickup. He said that he receives complaints from residents in other Town communities where the trash is picked up.

The regular Board meeting ended at 6:30 p.m., the board went into executive session and adjourned the meeting at 7:15 p.m.

Next Board meeting will be held on Wednesday May 8, 2024, at 9:30 a.m.