

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 21,2024

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

Board Members Absent: Sue Hensler and Philip Laura

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

Approval of June Minutes: Jack made a motion to approve the minutes. Julia seconded and the motion passed.

Member Comments on Agenda Items: none
Forty-six homeowners signed in.

BOARD LIAISON REPORTS:

Treasurer Report: Kerry gave the Transaction Detail and Operating Budget to the directors. Kerry commented that as of the end of July, 99% of revenue was received and the disbursements were less than expected. The expenditure was \$117,509 with a balance of \$125,246.

Kerry mentioned the new software and the ability to now collect POA fees with credit cards. He read to the board and audience a paper he wrote about "credit card usage". The general consensus was to have the credit card user pay the 3%. A vote was taken by the board. Chris made a motion to accept the upcharge of 3% for credit card payments and Julia seconded the motion. It passed unanimously.

Architectural Control Committee (ACC): Jack reported that the ACC opened 52 requests for service, 35 were approved and 17 are pending. He said that there are 11 new builds started.

Recreation Social Committee: N/A

Recreation Facilities: Rick reported that the contract to resurface the pool has been signed. This will be done in November. The pool hours will change in September and will close October 8. New pool hours: Lap Swimming Only (7 Days) 9 a.m.-10 a.m., Water Aerobics Only (M-F) 10 a.m.-11 a.m. and General Use (7 Days) 11 a.m.-6 p.m.

Communication: Julia mentioned that Kerry did a good job explaining the new software and credit cards.

Advisory Committee: Philip mentioned there are new benches at the pool. Also, the side entrances will get new signs.

House Committee: Same as Communication.

Grounds Committee: Chris reported that Triple G signed the Landscaping contract, and they got together to choose fall flowers.

Debbie reported on Town Events:

Debbie reported that the Town's finances are in good shape. The zoning from commercial to residential for the driving range property on Highway 17 did not pass.

Old Business: none.

New Business: none

Member Comments:

There were three main discussions by residents and the board: Golf Course, Pool and Garbage pickup.

1. Diane Sbardelli, Selina Day, Stephanie Trull, Joe Dowling, Kerry Jarrell, Rick Griffith, Jack Brinson and Dennis Breen discussed rumors about the Golf Course, if the POA would purchase it – NO, who our attorney is, and what the town said about rezoning. Stephanie asked if the town and POA could work together to make the golf course area work for all.
2. Debbie Chuma, Stephanie Trull, Bill Roberts, Jeff Alt, and Philip Laura discussed garbage pickup and the Convenience center. Philip and Debbie will get together to survey the owners as to what the majority would like to do. Pickup for the handicapped was discussed as well.
3. Selina Day, John Sbardelli and Rick Griffith discussed longer pool hours for September. Rick said that if someone is at the pool at closing time and would like to stay a little longer, as long as the attendant is willing to stay, it would be OK.

The Board went into executive session at 7:00 p.m. and adjourned the meeting at 9:00 a.m.

Next Board meeting will be held on Wednesday September 11, 2024, at 9:30 a.m.