

**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 10,2024**

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

**Board Members Absent:** Sue Hensler and Philip Laura

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

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

**Member Comments on Agenda Items:** none

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Merrilee gave the directors Transaction detail through the end of June. Jeff commented that the operating budget items looked in line.

**Architectural Control Committee (ACC):** Jack reported that the ACC opened 66 requests for service and closed 42. He said that two new builds had started on Pinewood Drive. He reported that many political signs and flags were being displayed too early.

**Recreation Social Committee:** In Sue's absence Merrilee reported that the 50<sup>th</sup> anniversary party was well attended. Her committee did a great job during her absence.

**Recreation Facilities:** Rick reported that the pool had record attendance in June with 3473 people, an average daily attendance of 116 people. Attendance over July 4th and 5th was about 500 people. He said that more families with children are using the pool. He also said that the tennis and pickleball courts were well used. Recreation facility closing time to change from 10 p.m. to 9 p.m. Rick said that he had spoken to Philip about a tree by the pool that is on golf course property, which is mostly dead, a limb had fallen off. Philip agreed that if we paid to have it taken down that he was OK with it. Triple G would charge \$1000 to cut it down and \$100 to grind the stump. To discuss further in executive session. He reported that it was time to resurface the pool, on average the normal life is 7 to 9 years, ours was done 12 years ago. Rick had our pool maintenance company president Art Dornfield walk the pool with him, he said that our pool has worn very well but that the discoloration is due to age and that it is time to resurface it. Rick asked him if he knew of a company to do the work and he gave him Pool Surgeons, who he contacted and walked the pool area and received an estimate. The reserve study that was done several years ago estimated \$50,000 to resurface the pool. He has called 6 other companies to get estimates without response and one made an appointment but was a no show.

**Communication:** nothing to report.

**Advisory Committee:** nothing to report.

**House Committee:** nothing to report.

**Grounds Committee:** Chris reported that he and Jeff are still interviewing vendors to replace Triple G Landscaping.

Chris reported on Town Events:

Brunswick County Sherriff's Office holding Safety in the Home & Situational Awareness Training today at 2:30 p.m.

Mosquito spraying happens every Thursday at 6:30 p.m., alternating in three areas of our community.

The Town Park on Thomasboro will close every Wednesday from 1:00 to 4:00 p.m.

**Old Business:** none.

**New Business:** none

**Member Comments:** Colleen Braun and her husband Rob brought in the Free Little Library to show the Board. Rob built it and it will be by the pool, Rick to meet Rob at the pool later today and they will install it. Colleen advised the board that they have three stewards in the community to make sure that it is taken care of. It fits all the criteria of the free library, it is different than the POA library in that it will have children and romance books and travel magazines like Our State.

Martha Hannon asked what was being done about the condition of the property at 9 gate 10, it is very overgrown, and this is the second time that she has brought up the situation.

Susan Viera of 1 Sunfield Drive brought up several issues with her property, she asked if something could be done about the speeding, Chris said it is a State Road and not under the Town's control. Her sewer has backed up and cannot be fixed properly since it would require closing part of Persimmon and that requires permission from the State.

The Board went into executive session at 10:00 a.m. and adjourned the meeting at 10:40 a.m.

Next Board meeting will be held on Wednesday August 21, 2024, at 6:00 p.m.