

CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 12, 2024

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

Board Members Absent: Rick Griffith.

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

Approval of May Minutes: Sue made a motion to approve the minutes. Philip seconded and the motion passed.

Member Comments on Agenda Items: none

BOARD LIAISON REPORTS:

Treasurer Report: Kerry handed out the transaction detail for May to the directors. He also handed out the updated operating budget through May. We have collected approximately 99% of the budgeted revenue and expenses are in line with the budget. He said that we have insurance in case of damages with a \$5000 deductible and we have \$5000 set aside in the reserve account in case we need to use it.

Architectural Control Committee (ACC): Jack reported that the ACC opened 49 requests for service and closed 25. One set of house plans were approved for 83 Pinewood Drive.

Recreation Social Committee: Sue said that the Memorial Day picnic was a success. She was disappointed that there were 20 no shows. She has the 50th anniversary celebration scheduled on July 4, 2024, in the clubhouse from 2 until 4 p.m. It will be a drop-in event with photo albums going back to the start of our POA. She also has a thumb drive with more recent photos that will be running on the TV.

Recreation Facilities: In Rick's absence Merrilee reported that the pool had 1096 member visits with a low of 5 and a high of 134, the daily average was 55 with the pool being open for 20 days in May. The pool attendants have done a great job of keeping the bathrooms and pool area clean and Rick has received many compliments. He also said that some people thought that the pool looked dirty which is not the case, there is discoloring and wear on the pool surface that happens overtime. He had Art who is the owner of Carolina Sun Pool Doctors and the company who cleans our pool walk the area with him and Jeff Alt and it looks like it is time to have the pool resurfaced. He will discuss this with the Board at the July meeting. He has a quote from Pool Surgeons to do the work which he would like to have done after the pool closes in October.

Communication: Julia said that we were looking to replace the website and member database software. She will share the information in the executive session.

Advisory Committee: Philip said that the entrance sign looks great and that new flowers have been planted.

House Committee: nothing to report.

Grounds Committee: Chris reported that Triple G Landscaping gave us a 60-day notification to terminate their contract with us. He stated that they have done a good job for us, but he thinks that they

had underestimated the amount of work. He and Jeff are meeting with 4 different companies to get quotes.

Chris reported on the following Town events:

The recycle center will be closed on June 19th.

On June 6th the Town started mosquito spraying. Our community is divided into 4 zones, and each will be sprayed on alternate Thursday's at 6:30 p.m. Brunswick County gave the sprayer to the Town.

Chris said that he attended hurricane training.

He had asked the DOT to clean the canal by route 17.

The zoning for Walmart was approved and it will be across the highway from Novant.

Old Business: none.

New Business: none

Member Comments: Julia thanked Bert Glines for all the work that he has done at the clubhouse.

The Board went into executive session at 9:45 and adjourned the meeting at 10:40 a.m.

Next Board meeting will be held on Wednesday July 10, 2024, at 9:30 a.m.