

November 2, 2024

# Carolina Shores Homeowners Association

The Carolina Shores 2024 Home Owners Association Annual Meeting  
was called to order on Sat. Nov. 2 2024 at 12:00 pm

In attendance were:

Officers:

President John Picariello

V.P. and Secretary Simon Stroud

Treasurer June Minter

Architectural Review Committee member:

Ray Minter

Lot Owners:

Sarah & Jay Abramson (Lot 45)

Casey Lee (Lot 22)

Rodney Norton (Lot 16)

Bob Patch (Lot 76)

Daniel Peoples (Lot 59)

Judith Roach (Lot 90)

Steve Simon (Lot 21)

## Item#1: Introduction of Officers and Board Members

- A Quorum was established
- 2023 Annual Meeting Minutes were voted on and accepted without review

## Item#2: Treasurer's Report

- Report was not ready due to Treasurer operating difficulties

Architectural Review Committee Chairman Report:

- 7-8 house have been built to date

- 2 new houses were built and numerous shed building requests in 2024
- Home minimum square footage was discussed (1400 sf)
- The President discussed that their needs to be updating of the review process/procedure and forms, due to constant loopholes in the regulations that need to be addressed since the By-laws and Covenants were adopted. Example cited was the erection of a “Log Cabin” on lot #76 and it’s location on the property.

### Old Business Review

- 1) Update by the President and VP of the Slade Landscaping’s ditch bank maintenance and process.

Discussion ensued.

Due to seasonal growth and lack of communication with Slade the maintenance process is, ongoing.

The President addressed the participants as to any suggestions or recommendations of replacement landscapers.

Rodney Norton (16) suggested the use of a machine with a mulching head to start and then subsequent cuts be made by a mower to continue with the upkeep.

With the increase in maintenance by Slade, it was noted that most likely their cost will increase.

Lot Owner suggested the use of Landscape Unlimited

The discussion of landscaping contractors and bidding ensued.

It was decided that the Board will address the ditch bank maintenance issues by reaching out to Slade for details and inquire into contract renewal.

- 2) The Installation, by the President, of new lighting over the community signs
- 3) The update on the use of “No Wake” signs on the creek

The discussion ensued of the State's monitoring of waterways and the lack of a signage in Little Ease Creek by the State.

The Board decided to purchase six (6) signs that the President reached out to Lot Owners, with docks, to have them install free of charge to them. Likewise, it was asked of participants if they knew of any Lot Owners who would want signs to post since originally there was a lack of response from waterfront owners.

#### 4) Common area Signage

The posting of "Residents Only" and "No Four Wheelers" to reduce the damage done by four wheelers and other off-road equipment on said properties

### New Business Update

1) The President announced two parties are delinquent on dues, one such owner due to death and no surviving members. After attempting to collect these dues, via registered mail, the Association has begun deliberations with attorneys to try and start the process of applying liens on said properties in the rears. Unfortunately, local lawyers are not willing to take on such cases due to "conflict in interest" since local law firms tend to represent many clients in the property purchasing area and conveyance of ownership. At this time one lawyer in Chocowinity has drafted a lien letter, and is still in deliberations. All lien letters to be sent out will recover all incurred costs, legal etc., if a Judge so decides it feasible. The process is still in transition and the Board is researching.

The Secretary stresses that there is an important need for lot owners to keep their contact info up to date, so that they can receive all correspondence sent out by the Association.

2) Discussion ensued of the need for realtor brokers and the HOA to be in contact over lot sales and ownership transfers, to keep up the channeling of dues to the Association, without any loss.

- 3) Sign Maintenance: Slade Landscaping keeps up with the mowing and The Minters volunteered their time to spread mulch around the three (3) Association signs. One old sign, replaced due to weather damage, was worked on by the President and then passed onto lot owner, the Angels, who gladly volunteered their time to recondition the sign with a fresh coat of paint. The Association covered the cost of the paint and materials needed.

The Angels then volunteered to continue the reconditioning/repainting of the of the signs, as needed, moving forward.

With the reconditioning of one sign, it was suggested that the now extra sign, could be erected on the entrance area of the Common Area and community dock. Once the lot undergoes surveyance to delineate properties lines with adjoining lots.

When the sign is installed, it was also suggested that a small fence, type not yet determined, be erected as well, along the property line, to have a clear marker to where the properties meet.

Discussion ensued about the community dock and the kayak launch already installed. The dock was deemed unusable by larger watercrafts due to the depth of the creek in that area. Previous plans of enlarging the dock and installing a boat ramp were shelved due to the water depth issue.

Discussions went on about the creek depth, and the rising silt levels, due to lack of watercraft traffic, the fact the creek is a shrimp estuary and the inability to dredge, as well as crab fishers and their traps. One such lot owner stated that his dock ingress and egress are blocked by such crab traps.

- 4) The President put forth an update on the Association roads and blacktop condition.

The President has been in charge of reaching out and courting different paving companies to discuss the reconditioning of the roads in the development. After it was determined that repaving

of the development roads would be too expensive and not cost effective.

After numerous phone calls, only four (4) contractors came out to look over the roads. Two (2) provided estimates.

There is approximately 90,000 sf of roads to be treated.

A.J. and Sons quoted \$27,000.00 for recoating with a cold tar sealer, and it comes with a one (1) year warranty.

The other contractor, IWC Seal coating, who have done work for major cities, like Fayetteville, quoted \$21,585.00 with a single coat of sealer and silica. In addition, if the Association deemed it necessary, the company would seal cracks (Approx. 5,000 sf) in the roads for \$6,600.00 dollars. Again, if the Association requested an additional coat of sealer, they estimated that at \$5,300.00. As well as a Trip Charge of \$1,350.00 with a total of \$34,835.00.

This contractor went on to say that, in his opinion, the Association should consider the use of an asphalt rejuvenator (specifically used in the City of Fayetteville) which is a re-binding/rejuvenating coating, at a cost of \$32,378.00 and with a three (3) year warranty.

Filling the cracks at a cost of \$6,600.00 and the Trip charge at \$1,350.00 at a total cost of \$40,328.00.

Discussion ensued of the need to fill the cracks in the asphalt and warranty length, and warranty coverage.

A question posed by a lot owner, on whether NCDOT would assume the maintenance of the roads.

NCDOT would not assume road ownership until 75% of the development's properties were inhabited/lived in. In the future Beaufort County will assume the roads but it is the Association's responsibility to keep up the maintenance of the roads until that time comes.

One lot owner suggested negotiating a longer warranty period. Another lot owner questioned the need for a special assessment to cover the cost of the road asphalt repair and the discussion ensued of how the dues have remained the same since the

inception of the HOA and not been raised but collected and saved for such events, like road repairs. It was stated, by the President, that it is the fiscal responsibility of the Board to not raise dues, even with inflation, but to whether assess “special fees” if so required, to complete such needs for maintenance and/or repairs of the development.

Discussion ensued on the need for the use of the asphalt rejuvenator and the differences in the asphalt contractors. As one lot owner stated, “you get what you pay for” and the Board knows it’s responsibility of looking out for the lot owners and the quality of repairs.

Lot owner Steve Simon suggested a local paving company he is familiar with, as well as an additional lot owner who suggested the use of Singleton Contractors, both would look into them and report back to the Board within a deadline timeframe.

It was decided upon, at this time, by lot owner attendees that the Board should move forward with IWC Seal Coating and the use of the rejuvenation sealer of which the Board will take under consideration.

One lot owner posed the question about insurance on Common areas and legitimacy was confirmed by Board members.

Discussion about the Board members touring the area, periodically, overseeing the development for damages and unwanted debris, and reminiscing of the removal of the eye sore, the “Party Barge” some years ago.

Lot owner, Rodney Norton brought up the discussion of the building of a pavilion on the Common Area at Sea View Crt. and the use of said property for community usage.

The Association’s spare lot #69 on Tarpon Pt. was also brought into the discussion for communal gathering areas as well.

These are ongoing discussions for the future.

## Postponed Treasure's Report:

- The Treasure, June Minter, suggested she send out her report to attendees, upon completion
- She verbally reviewed her expenses breakdown from her iPad but no "typed up" report was furnished at this time
- The need for Christmas cards was discussed, where the cards were received well, but lot owner Sarah Abramson declined wanting to receive one this year. It was decided that Christmas cards would continue to be furnished by the Association annually
- The Treasurer reported \$80,198.00 was the total expenses
  - Discussion ensued of the actual due date of dues and when they were considered late, deadline would be October 31 of every fiscal year
  - Methods of paying dues, either by check or the online payment portal
- The Treasurer now presents her Financial Statement from her Ipad, after a long pause, hands it off to her husband Ray Minter to read, citing that she did not have her reading glasses and Ray now reads aloud
- One lot owner questioned the amount of lot owners that are delinquent in their dues, but no exact number was addressed at this time, by the Treasurer, to substantiate the previously discussed numbers
- Discussion arose of lot owners who felt the need to not pay full dues since their properties were not maintained by the Association but rather by the County since their property bordered County road property
  - The President inquired into how to reconcile the Treasurer's Financial report if one was not furnished at this Annual meeting

- Discussion ensued that the Financial Report, once presented would be furnished to all the attendees at the meeting by US mail
- No motion was made, at this time, to accept the Treasurer's Report, due to the lack of the Treasurer not furnishing one for the Annual meeting
- Ray Minter reads, aloud, the updated statement on the Wells Fargo Bank, citing:  
\$105,122.15 in cd's and \$171,217.52 in the Checking Account

### Officer Elections:

The President moved onto Officer's elections  
Any new candidates to be nominated, with no new ones at this time:

President, V.P., Secretary and Treasurer  
All incumbents were re-elected into office unanimously

### Board Of Directors Election:

As per the CS Bylaws there can be between 3 and 7 members with the total number always being uneven.  
All members were up for reelection barring the President and V.P. which are automatically in place.

- The President discussed the amount of proxies and their total count, and the amount of lot owner's that gave him, as the President, their right to vote
- Question of any new parties interested in running for a position on the Board as well as the requirements of the Board members when serving
  - New parties for the Board were nominated:
  - Lindalee Stroud, Valerie Picariello, and June Minter

- Discussion ensued about the amount of members who can serve on the Architectural Review Committee and according to the CS ByLaws, only three (3) members can serve at a time
- Two lot owners showed interest in serving, Rodney Norton and Steven Simon
  - The Board decided that they will consider the ARC membership and possibly updating it to 5 members, which would entail a full Lot Owner vote to carry the motion
- The motion to elect three (3) new Board Members, was carried and the new members were elected

The 2024 Annual Meeting was drawn to a close and adjourned