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From: "Carolina Shores Property Owners' Association (POA)" <cspoa@easyhoa.email>

Date: Apr 9, 2025 11:42 AM

Subject: Next Golf Course Meeting Saturday

To: cspoa@easyhoa.email

Cc:

Dear Homeowners,

An informational meeting was held on April 2 & April 9 (to give Carolina Shores POA homeowners an update on the status of the golf course. The clubhouse can only hold 150 people based on Fire Code capacity limits.

The next meeting regarding the golf course information is Saturday, April 12, at noon. **There is no new information.** This meeting is for those who could not attend either meeting.

Here are a few of the topics that were discussed:

- The golf course is privately owned and has no affiliation with our Carolina Shores POA.
- The golf course owners can sell their property to whoever they want, and our POA or the Carolina Shores Township has no say.
- Whoever buys the property can do whatever they want based on the current Zoning designation, which is Conservatory Recreation that allows single-family homes on 1-acre lots.
- Any Zoning change request would go through the Carolina Shores Township. This is where we can have our voices heard requesting that the Township does not make any changes.

There is an Agreement in place between the golf course owners and Jones Homes to buy the course, based on Jones Homes getting what they need from us (CSPOA). They are looking at building 85 "small homes" on 40"x70" lots. These homes would be built on the 9th, 10th, 14th, and 18th holes and also in the driving range and behind the golf clubhouse. They are offering us (CSPOA) the other 14 holes, and to build us a "Recreation" Center. In exchange, they want us to accept the 85 homes into our CSPOA and they want us to help them change the zoning in the Carolina Shores Township to denser housing.

Our Carolina Shores POA By-Laws require a vote of the majority of the owners of the lots to approve any changes to the Declaration of Restrictions. Adding property would fall under this category.

Other topics discussed pertained to what we can do to prevent housing being built on the golf course.

- Sit tight for now and let things play out.
- CSPOA buys the golf course, then works with a golf course developer to make it a good golf course again.
- Negotiate with Jones Homes
- Make our voices heard at Carolina Shores Township Board meetings
- An investment group to buy the golf course