



CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Thursday, June 15, 2023 – 7 P.M. EST
(APPROVED)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Sabrina Altizer, John Zak, Steve Corbin, Jason O’Neal

WELCOME: President Billy Overton called the meeting to order AT 7: 01 P.M. EST.

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (May 11, 2023):**
 - **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Jason **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.

- 2) **Treasurer’s Report:**
 - May’s revenue is \$5,151.98 (new dues, past due dues, interest, rental, pool key replacements)
 - May’s expenses were \$7,795.79 (utilities, postage, office supplies, grounds maintenance, association projects, events, pool supplies)
 - Year to Date Income \$72,166.21
 - Year to Date Expenses \$41,216.06
 - Net Income of \$30,950.15
 - Total amount in the bank \$178,229.41
 - 3.92% interest on \$103,773 on all CDs
 - Sent letters to 6 properties with 3 properties reaching out to setup payment plans.
 - The lawyer will send letters to 3 properties that are more than 1 year past due.
 - Lien letters will be sent to 8 homes that have not paid for 2023. If those homes have not responded by the end of the year the lawyer will send out a letter.
 - Adams homes own 10 properties.
 - 290 voting memberships
 - 5 total payment plans have been established.

- 3) **Old Business:**
 - Pool Gate
 1. Since the pool opened there was a daily average of 8 properties that used the pool with the highest weekend having 23 properties in 1 day.
 - All the duplicate entries were deleted from the report.
 - Pool Opening Party
 1. Was under budget.
 2. Used 80 burgers and 160 hotdogs.
 3. The waterslide was a hit.

- 4) **New Business:**
 - Neighborhood Forum July 6th at 7pm

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1. Will have a sign up to speak their concerns.
 2. They can also send in their questions
- Committees
 1. Need to have more meetings.
 2. If there isn't a meeting, then it might be time to delete/combine
 3. At July's meeting all committee chairs need to have a report
 - Pool Rules
 1. Regulation size footballs should not be used in the pool.
 2. Amend the pool rules to say inflatable pool toys only (water footballs, water balls)
 3. If there is an infraction, then their pool key will be suspended for 30 days.
 4. Will post rules all over the pool.
 - Fans for pool cabana
 1. Jason has asked if there is a way to tap the electrical to put fans under the cabana.
 2. 20-inch fans on the corner of the joist so no one can get hurt while drying off
 3. Charles will reach out to a company to see if it is something that can be done.
 - Meagan will reach out to the community to see if anyone can get some drone footage of the community center to update the website.
 - Meagan has asked if it would be ok to make a map to show all the different lands that the POA owns
 - Events
 1. There will only be 3 events each year (Easter, Pool Opening, Cookies with Santa)
 2. The same people are running the events.
 3. Community members need help with events or there will not be more events.
 4. If you would like to suggest an event and run it please contact Sabrina

5) **Additional Standing Committee Reports:**

- Architectural Control Committee:
 1. Letter was sent to Y069 for erecting a fence in the front yard.
 2. 2 fence approval
 3. 2 greenhouse approvals
 4. 1 shed
- Budget Committee:

No New Business
- Common Grounds Committee:

No New Business
- Community Center Rentals:
 1. 1 Rental on May 29th
 2. 6 Rentals in June
- Facebook Admin:

No New Business
- Facilities Committee:

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No New Business

- Events Committee:
Pool pump gasket needed to be replaced.
- Nominating Committee:
Asked each board member to start searching for a potential board members.

6) **Adjournment: MOTION** to adjourn from Rick, **SECONDED** by Chales. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:04 P.M. EST.

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