



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

Thursday, September 14, 2022 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Jason O’Neal, Rick Jarboe, Cory Coe

WELCOME: President Billy Overton called the meeting to order AT 7:00 P.M. EST.

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (August 11, 2022):**
 - **MOTION** by Rick to approve the minutes as corrected, **SECONDED** by Jason **VOTE:** Unanimous **IN FAVOR**. Cory Abstained. Motion was **APPROVED**.

- 2) **Treasurer’s Report:**
 - July’s revenue is \$1,253.57 (new dues, builder dues, interest, fees, pool keys)
 - July’s expenses were \$3,508.68 (office supplies, utilities, grounds maintenance, land purchase)
 - Year to Date Income \$69,572.69
 - Year to Date Expenses \$29,158.88
 - Net Income of \$40,413.81
 - Total amount in the bank \$183,168.59
 - 6% outstanding which is 17 properties total, 5 properties with multiple years past due, and 2 properties making monthly payments
 - Adams Homes have paid
 - Adams Homes were billed for 4 lots on Wildwood, Shortleaf, and Cederview
 - The community now has 277 homes

- 3) **Old Business:**
 - Yoga Night
 1. 10 people participated
 2. **MOTION** by Rick to have a monthly yoga night for 6 months, **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.
 - Community Center Restrooms
 - Waiting on estimates from a couple of companies. Will have updates next meeting.
 - Front Entrance Land
 - Was closed on August 18th
 - Basketball Court Fencing
 1. Was assigned to an attorney at Sanford Law Group
 2. Reached out to CZ Fencing to let them know that they will be receiving a 1099 at the end of the year

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(APPROVED MINUTES last edited 10/1/22)

4) **New Business:**

- Sabrina brought marquee information and quotes. This will be an ongoing concern that will be looked at. Every board member is encouraged to look at the front entrance and come up with ideas to make the entrance more appealing

- Bylaws
 1. The lawyer looked over the “2001” Bylaws. He stated that if there was evidence of the votes being recorded or the proxies being filed with the Secretary then the “2001” bylaws would be in effect.
 2. **MOTION** by Rick to make the 1989 Bylaws the bylaws that Carolina Seasons will follow, **SECONDED** by Charles **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

- Leon Underwood would like to step down from the board.
 1. Billy has asked the board to think of anyone that might want to take Leon’s 1 year and 3 months term.
 2. **MOTION** by Charles to send an invitation to Meagan Jenkins to replace Leon Underwood for his 1 year and 3 month term, **SECONDED** by Jason **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

- Pool
 1. More research on a pool key/lock that lets you know the usage of the pool
 2. Will be looking into a new lock

5) **Additional Standing Committee Reports:**

- Nominating Committee:

No New Business
- Architectural Committee:
 1. Solar Panel approval
 2. Sabrina received an email from a member regarding their neighbor’s yard.
 - It listed that there was a car parked on the side of the house with parts laying next to it, and the yard has not been mowed.
 - **MOTION** by Rick to send a letter to X34, **SECONDED** by Charles **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**
- Facilities Committee:
 1. Pool is Winterized
 2. Final Bill for Pool will be sent
 3. Halls Extermination 9/16
- Budget Committee:

Finalized Budget will be ready in October
- Community Center Rentals:
 1. 3 Rentals for the month of July
 2. 2 Scheduled Rentals
 - 1 for September
 - 1 for December
- Common Grounds Committee:

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Little Pond cleanup will take place at the end of the month

- Facebook Admin:
No New Business
- Covenants Revision Committee:
Will have a meeting in October
- Events Committee:
Fall Yard Sale October 1st

6) **Adjournment:** **MOTION** to adjourn from Cory, **SECONDED** by Charles. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 7:59 P.M. EST.