



Carolina Seasons®
Property Owners Association, Inc.
851 Ponderosa Trail
Cameron, N.C. 28326

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

Thursday, October 19, 2023 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Rick Jarboe, Sabrina Altizer, John Zak, Jason O'Neal

WELCOME: President Billy Overton called the meeting to order AT 7:10 P.M. EST.

REGULAR SESSION:

1) **Approval of Minutes of Previous Meeting (September 21, 2023):**

- **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by John **VOTE:** Unanimous, IN **FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.

2) **Treasurer's Report:**

- September's revenue is \$1,952.80 (new dues, past due dues, interest)
- September's expenses were \$14,353.99 (utilities, postage, supplies, grounds maintenance, pool service, pool supplies, pool repairs)
- Year to Date Income \$81,178.60
- Year to Date Expenses \$65,989.65
- Net Income of \$15,989.65
- Total amount in the bank \$173,656.25
- CD's- \$104,874.47
- Received the invoice for the Custom Door/Gate and paid for the repair that was performed in August.
- Lee Pools invoice was paid in full, and the service was lower than budgeted, and supplies was about in line with last year.
- Filed liens on 5 properties, and 1 has since paid.
- Still waiting for the lawyer to send a draft of the letters going out to properties that owe dues.
- Outstanding dues
 1. 1 property making payments and owes \$267
 2. 4 other properties are more than 1 year past due and owe approximately \$10,000 combined (smallest owing \$496 and the most is \$8,000)

3) **Old Business:**

- Yard Sale
 1. 23 properties participated on the map.
 2. There was more than wasn't advertised on the map.

4) **New Business:**

- Community Building Closets/Storage Shed
 1. Need to clean out the closets so we can have room for supplies.
 2. Will move everything over to the storage building.
- Legal Action

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Board Members Meeting

Thursday, August 17, 2023 – 7:00 p.m.

(APPROVED MINUTES last edited 11/16/23)

MOTION to look for a lawyer to proceed with legal action for covenants violations by John, **SECONDED** by Jason **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

- Contracts for Next Year
 1. **MOTION** to extend the contract with Lee Pools for 2024 by Rick, **SECONDED** by John **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**
 2. **MOTION** to extend the contract with Just Grass for 2024 by John, **SECONDED** by Rick **VOTE: Unanimous (Jason abstained) IN FAVOR.** Motion was **APPROVED.**

5) **Committee and Job Reports:**

- Architectural Control:
 1. 2 fence approvals
 2. 1 garden fence request
 3. C4 letter
 4. C6 letter
- Budget:

MOTION to approve the 2024 Budget as presented by Rick, **SECONDED** by Jason **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**
- Common Grounds:

No New Business
- Community Center Rentals:
 1. 16 rentals year to date
 2. 2 rentals in November
 3. 1 rental in December
- Facebook Admin:

No New Business
- Facilities:
 1. King Heating and Air performed the semi-annual inspection.
 2. Need to change the filters.
- Events:

Looking for volunteers for Cookies with Santa
- Nominating Committee:
 1. Posted on Facebook
 2. There has not been any communication from the post.

6) **Adjournment: MOTION** to adjourn from Rick, **SECONDED** by John. **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.** Meeting adjourned at 8.17 P.M. EST.