



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, April 20, 2023 – 7 P.M. EST
(APPROVED MINUTES)

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 7:10 P.M. EST.

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (March 16, 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:**
 - March's revenue is \$6,432.23 (new dues, builder dues, interest, building rental)
 - March's expenses were \$8,260 (auditor fees, utilities, postage, association projects)
 - Year to Date Income \$65,385.13
 - Year to Date Expenses \$30,217.07
 - Net Income of \$35,168.06
 - Total amount in the bank \$180,591.84
 - Properties with payment plans are down and owe \$600 each.
 - One property that was 4 years past due is current and only owes for this year.
 - Year to date 247 properties of the 281 are paid in full which is 88%.
 - CD's- April's (\$20K) will mature and roll over, May's (\$50k & \$30K) will mature, combine, and receive a much higher rater starting in May.

- 3) **Old Business:**
 - Storage Building
 1. Charles received a bid to put electricity from the community center to the storage building.
 2. **MOTION** to use Ronnie Johnson Electrical to install electricity to the storage building not to exceed \$1,500 by Charles, **SECONDED** by Rick **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

 - Pool Gate
 1. New key swipe boxes are installed on the gate and bathroom door. The company will be back next week to install the strike plates.
 2. Projected finish by May 6th

 - Pool Furniture
 1. Some of the furniture will not make it the full season
 2. Will start looking for new furniture to replace the furniture that wont make it

 - ACC Enforcement
 1. Meagan reached out to Sanford Law Group
 - For covenants violations

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Thursday, April 20, 2023 – 7:00 p.m.

(APPROVED MINUTES last edited 5/11/23)

- Send 2 certified/tracked letters
- Next step would be a board hearing
- 5 days after the board hearing a \$100/day fine kicks in
 - Once the fine kicks in we can file a claim of a lien that locks the fine in for up to 3 years (If 3 years expire then it would take a court case to turn into a 10-year judgement.
- These fines are set by the Planned Community Act (General Statute 47).
 - They will only charge an hourly rate of \$250 and will file liens for \$150
 - Meagan has been filing the liens, but they suggested that they file them for her because rules often change and if it is formatted incorrectly or worded wrong it would be inadmissible if it went to claims court

4) **New Business:**

- ACC Drive Around
 1. C4 and C5 will receive a letter for debris in the front yard (these are the second set of letters being sent out)
 2. A9 trailer in front driveway with lawn equipment on it (Rick will reach out to talk to them about moving it to the backyard)
 3. A2 courtesy letter reminding them about the standards of keeping the lawn up
 4. A8 has a fish tank in front yard a letter will be sent out to address moving it
 5. A6 will be receiving a letter for debris and trailers in the front yard
- Boring under the front entrance
 1. Sabrina received several quotes
 - a. DSI \$7,100 for one 2inch pipe to run from the left side connection to the flagpole and the right side of the entrance.
 - b. Centerline Directional Guidance Systems Inc. \$7,760 for two 2 inch pipes to run from the left side connection to the flagpole and then the right side of the entrance.
 - c. Vision Directional Drilling and Fiber Optics \$5,000 for two 1 inch pipes to run from the left connection to the flagpole and then to the right side of the entrance.
 - l. Sabrina had a hard time getting this company to respond to her calls and emails.
 2. Will contact the companies to see the price difference without stopping in the middle for the flagpole.

5) **Additional Standing Committee Reports:**

- Architectural Control Committee:
See New Business
- Budget Committee:
No New Business
- Common Grounds Committee:
No New Business
- Community Center Rentals:
 1. A new email address was made for rentals cspoa_clubhouserentals@yahoo.com
 2. Sabrina is the new contact for rentals
 3. 2 rentals for April 15th
- Facebook Admin:
No New Business

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- Facilities Committee:
No New Business
- Events Committee:
Pool Opening Party June 3rd
- Nominating Committee:
No New Business

6) **Adjournment:** **MOTION** to adjourn from Jason, **SECONDED** by Charles. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:39 P.M. EST.