



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, February 17, 2022 – 7 P.M. EST
(APPROVED)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Jason O’Neal, Rick Jarboe, Cory Coe, Penny Christman, Ashley Hall, George Henao

BOARD MEMBERS ABSENT: Leon Underwood

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

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (January 13, 2022):**
 - **MOTION** by Rick to approve the minutes as corrected, **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR.** (George abstained) Motion was **APPROVED.**

- 2) **Treasurer’s Report:**
 - January’s revenue is \$17,140 (old dues, new dues, building rental)
 - January’s expenses were \$5,506 (office supplies, utilities, association projects)
 - 50% of membership has paid \$240 to take the \$60 discount
 - 47 properties or 20% of the community has used the online bill pay
 - Adams Homes has sent a check for \$1,950 for the lots in Phase 2 Section 1 (Green Links & Spring Flowers)
 - Asked if the BOD would be okay with her reaching out to the other members that are behind on dues and see if they would like to be put on a payment plan.

- 3) **Old Business:**
 - Front Entrance
 1. The Groce Family hasn’t scheduled a meeting
 2. Purposed that a packet be prepared to say that CSPOA would cover the survey and possibly cover the dues of the 3 lots that the Groce Family still owns (most of the land isn’t viable land to build on).
 - As a good faith gesture put a plaque saying “Thank you to the Groce Family”
 3. **MOTION** by George to prepare a packet to present to the Groce Family for purchasing the front entrance land, **SECONDED** by Cory **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED**

 - Daytona Pulled Pork Cook Off February 20th
 1. 7 members have signed up to participate
 2. Purchased chips, drinks, buns, and beans

 - 3T of Dropbox storage was purchased to make the community digital. Sabrina has given Meagan the password. She has started scanning old meeting minutes, recordings, and other documents so it will all be in one place going forward. There is also room for the financials.

4) **New Business:**

- DIY Ladies Night March 18th 6:30pm
 1. Will have Hammer and Stain kits for members to purchase
 2. Will ask the participates to bring in a snack to share
 3. **MOTION** by Rick to approve the events committee to use \$200, **SECONDED** by Jason **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**

- Sabrina asked about purchasing a marque instead of buying new signs for each event. She suggested placing it on the land if it was to be purchased by CSPOA. This issue was **TABLED** for a later date when the front entrance land has been acquired.

- Billy had some concerns about the rental structure of the community center. He brought up that the community center costs \$50 a day to sit empty. That it might benefit the community to change the rental fees. **MOTION** by Rick to change the rental fees to deposit \$100 and rental \$100. It will go into effect for any new rentals, **SECONDED** by Charles **VOTE:** Jason, Ashley, Charles, Penny, Rick, **IN FAVOR** and George and Cory **OPPOSED**. Motion was **APPROVED**

- Sabrina received a couple quotes for a deep cleaning of the community center. Carolina’s Cleanest quoted \$300 and Southern Comfort Independent Cleaning Services quoted \$400. **MOTION** by Jason to hire a cleaning company to deep clean the community center for \$300. **SECONDED** by Cory. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

- Jason suggested that the board put a committee together to investigate changing some sections of the covenants. There are different sections of the covenants that are outdated.
 - Covenants Revision Committee
 - Chairmen Jason O’Neal
 - Billy Overton
 - Meagan O’Neal
 - George Henao
 - Rick Jarboe
 - Ashley Hall
 - Sabrina Altizer
 - Cory Coe

- A member emailed asking to get board approval to have a home daycare.
 1. Section 2, Phase 2 Article 5 states: no lot shall be used except for single family residential purposes. No lot shall be used for business, manufacturing or commercial purposes.
 2. Cory discussed that there are multiple community members that are running businesses out of their homes, such as scentsy, real estate, or hair care. That the times have changed since the covenants was written and there’s a lot more people working from and can run businesses from home.
 3. This issue was **TABLED** until the BOD and the Covenants Revision Committee can do more research.

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Board Members Meeting

Thursday, February 17, 2022– 7:00 p.m.

(APPROVED MINUTES last edited 3/20/22)

- A member emailed asking if the POA would be interested in allowing them to use the community center as a wedding venue/event venue and renting it out to potential clients that are not a part of the community. The member would be present at the events. This issue was **TABLED** until the BOD and the Covenants Revision Committee can do more research.
- Jason proposed a Neighborhood Forum. The purpose of this forum is to close the perceived communication gap and to ensure the neighborhood is heard. This is not a board meeting, there is no agenda or voting. This is just a chance to speak concerns, have them documented and brought back to the board if any feedback is required.
 1. Rules:
 - It would last 1 hour
 - One person per household will have 3 minutes to share concerns or comments.
 - Two board members will be present.
 - The secretary will be present to record and transcribe.
 2. Billy, Jason and George will participate in the first Neighborhood Forum.
 3. **MOTION** by Cory to have the Neighborhood Forum on March 10th at 7pm, **SECONDED** by George. **VOTE**: unanimous **IN FAVOR**. Motion was **APPROVED**.

5) **Additional Standing Committee Reports:**

- Nominating Committee:
No New Information
- Architectural Committee:
Need to reach out to A5 to see if they are planning to build a house. If so, they need to have board approval of the house plans. The plans need to meet the criteria of the covenants.
- Facilities Committee:
 1. United Fire will be out March 1 to do their yearly inspection
 2. Halls Exterminating will be out February 21st
 3. Will schedule King Heating and Air
- Budget Committee:
No New Business
- Community Center Rentals:
See New Business
- Common Grounds Committee:
 1. Get an estimate for a dog park with walking trail around it
 2. Get an estimate for a covered patio by the basketball court
- Facebook Admin:
No New Information
- Events Committee:
See New Business

6) **Adjournment:** **MOTION** to adjourn from Jason, **SECONDED** by Cory. **VOTE**: unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 8:36 P.M. EST.