



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, August 13, 2026 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President - Billy, Vice President – Charles, Grant, Rick, Sandra, Reggie, and Mike

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

REGULAR SESSION:

- **Approval of Minutes of Previous Meeting (July 9th, 2026):**

MOTION to approve the minutes as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous (Reggie Abstained), **IN FAVOR**. Motion was **APPROVED**. Corrected grammatical errors.

- **Treasurer's Report:**

- July's revenue is \$2,809.87 (past due dues, interest, Pool Keys, Rentals)
- July's expenses were \$3,725.82 (utilities, postage, events, grounds maintenance)
- July's Net Income -\$915.95
- Year to Date Income \$79,71357
- Year to Date Expenses \$44,018.26
- Year to Date Net Income of \$35,695.31
- Total amount in the bank \$56,286.87
- Money Market \$154,457.31
- 99% of Community has paid POA dues (4 properties)
- Lien letters were sent out to the 4 properties

- **Old Business:**

1. Pool Party
There was a great turn out and everything was eaten
2. ACC Letters
A06 and A11 have fixed their infractions and do not need a 3rd letter

- **Committee Reports/Jobs:**

- Architectural Control:
D06 Fence Request
- Budget:
See New Business
- Common Grounds:
See New Business
- Community Center Rentals:
August 15th
August 22nd
September 5th
October 10th
October 24th
January 30th
- Facebook Admin:

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, August 13th, 2024 – 7:00 p.m.

(APPROVED MINUTES last edited 09/10/2026)

A member reached out regarding the possibility of the Board hosting a fall vendor fair. The board's concern is that promoting a vendor fair to the membership could be interpreted as promoting businesses operating out of the members' homes, which is inconsistent with the community covenants.

- Facilities:
See New Business
- Events:
Pool Closing close of business Sept. 13th
Fall Yard Sale October 3rd 7:30a to 1p
- Nominating Committee:
The nominating committee is looking for nominations

- **New Business:**

1. Budget Meeting
 - a. The Money Markets APR is 2.21%, which barely covers the taxes we pay yearly on it. Suggestions are to use some of the money to bring down the tax liabilities.
 - b. Suggestions: are to pave the parking lot (which would possibly take down some of the trees) and/or do the picnic area with the BBQs.
 - c. **MOTION** to proceed with getting quotes on paving the parking area at the community by Charles, **SECONDED** by Grant. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.
2. When Sandra was at the pool there was a child hurt at the community center and we didn't have a first aid kit that was full and able to help the child out. Sabrina will purchase a new one on Amazon.
3. ACC Violations
 - a. B14 grass is high
 - b. B06 Grass is high
 - c. H26 Grass High reach out to them directly to see if they need help if partner is deployed
 - d. The board will drive around and take a look at the properties.

MOTION to approve the adjourn as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:05P.M. EST.