



**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, December, 11 2025 – 7 P.M. EST**  
**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President- Billy, Charles, Dan, John, Rick, Sabrina, Sandra, and Reggie

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

**REGULAR SESSION:**

- **Approval of Minutes of Previous Meeting (November 13, 2025):**

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

- **Treasurer's Report:**

- November's revenue is \$459.81 (past due dues, interest, rentals, finance charges)
- November's expenses were \$2,337.84 (utilities, CC repairs/supplies, grounds maintenance, stamps)
- November's Net Income -\$1,878.03
- Year to Date Income \$82,379.10
- Year to Date Expenses \$80,509.27
- Year to Date Net Income of \$1,869.83
- Total amount in the bank \$28,529.93
- Money Market \$152,192.08
- 100% of Community has paid POA dues

- **Old Business:**

- Billy is still receiving complaints about the camper that is parked at Y109.
  1. A normal letter and a certified letter with signature have been sent to the property owner.
  2. **MOTION** to contact the lawyer to see what our next steps are with this property owner by Sabrina **SECONDED** by John **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

- **Committee Reports/Jobs:**

- Architectural Control:
  - X35- Fence and Shed Request
  - Y085- Fence Request
- Budget:
  - No New Business
- Common Grounds:
  - No New Business
- Community Center Rentals:
  - December 23<sup>rd</sup>
  - December 24<sup>th</sup>
  - December 25<sup>th</sup>
- Facebook Admin:
  - No New Business
- Facilities:
  - No New Business
- Events:

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, November 13, 2025 – 7:00 p.m.

(APPROVED MINUTES last edited 01/15/2026)

Cookies with Santa December 13<sup>th</sup> 4-6p

- Nominating Committee:

2026 Chairperson Sandra Steadmen

- **New Business:**

- December 13<sup>th</sup> Board Sponsored Cookies with Santa 4p to 9p

**MOTION** to adjourn by Rick **Seconded** by Sandra **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 7:40 P.M. EST.