



**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 23rd
December 24th
December 25th
- 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 13th 4-6p

- Nominating Committee:
2026 Chairperson Sandra Steadmen

• **New Business:**

- December 13th 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.