



CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Thursday, July 14, 2022 – 7 P.M. EST
(APPROVED MINUTES)

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

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

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (June 15, 2022):**
 - **MOTION** by Rick to approve the minutes as corrected, **SECONDED** by Charles **VOTE:** Unanimous (Cory and George abstained) **IN FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.

- 2) **Treasurer’s Report:**
 - April’s revenue is \$2,315 (new dues, builder dues, interest, fees)
 - April’s expenses were \$3,384 (office supplies, utilities, grounds maintenance, events)
 - Year to Date Income \$67,655
 - Year to Date Expenses \$22,767
 - Net Income of \$44,888
 - Total amount in the bank \$188,641
 - 6% outstanding which is 17 properties total, with 2 making monthly payments
 - Adams Homes closed on 2 homes and collected \$150 each for dues
 - Adams Homes have broken ground on 2 lots on Knotty Pines and have paid \$75 for builder’s dues
 - Will begin filing leans on past due properties

- 3) **Old Business:**
 - Driveway Land
Waiting for a surveyor and maps to be done before going forward

 - Basketball Court Fencing
CZ Fencing reached out asking for an address to send out a check but have not received it

- 4) **New Business:**
 - There has been a lot of trash thrown on the side of road. Sabrina was asked to post something on the Facebook page to help remind the community members to not throw trash on the side of the road.

 - Jason had a property owner reach out asking what can be done about the Adams Homes land. That there are trash/sand/rocks all over the road. This has been addressed at previous meetings and Adams Homes are aware of the concerns.

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Board Members Meeting

Thursday, May 19, 2022– 7:00 p.m.

(APPROVED MINUTES last edited 8/11/22)

- Community Pool
 1. Lee Pools informed the President that the pool's salt feeder isn't sufficient to keep the pool clear. He didn't want to add chlorine because chlorine can get expensive. He suggested that we update the salt feeder to help keep the pool clear.
 - Billy used his executive decision to update the pool's salt feeder.
 2. Pool Seating
 - The tables and chairs are starting to rust with some bolts loosening.
 - Will start doing research on purchasing new seating for next year
- Community Bathroom
 1. There has been some vandalism in the bathrooms (punching holes in the walls)
 - Billy suggested a material called Goldbond to put above the tile making it 4 feet taller. This material is used on Fort Bragg to make the walls tougher.
 - Jason suggested that we get both quotes, but either way it needs to get fixed.
 - **MOTION** by Rick to explore options on fixing the bathroom walls, **SECONDED** by George **VOTE: Unanimous IN FAVOR. Motion was APPROVED.**
 - Rick will get the quotes for both tile and Goldbond
- Christine Arnald reached out to see if we could put a flyer on our website about Drug Awareness
 1. **MOTION** by Cory to post the flyer. **SECONDED** by Charles. **AMENDED** by Rick to post to the Facebook page and the website. Cory **ACCEPTED** the amendment. **VOTE: unanimous IN FAVOR. Motion was APPROVED.**

5) **Additional Standing Committee Reports:**

- Nominating Committee:

No New Business
- Architectural Committee:

A shed request for Lot X44 and was approved
- Facilities Committee:

Will leave the decorations up till August 1st
- Budget Committee:

No New Business
- Community Center Rentals:

3 rentals were canceled

 - One asked to put the money towards their yearly dues
 - The others were upset on the increase pricing
- Common Grounds Committee:
 1. Cory received a quote to clean the Little Pond for over \$5,000
 2. Billy received a quote from Just Grass of \$1,900 to clean the piles of debris and chip it.
 - i Just Grass will spread the chips out as well as spray the underbrush.
 - **MOTION** by Rick to hire Just Grass to finish clearing out the Little Pond land. **SECONDED** by Charles **VOTE: Unanimous (Jason abstained) IN FAVOR. Motion was APPROVED.**
- Facebook Admin:

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No New Business

- Covenants Revision Committee:

No New Business

- Events Committee:

No New Business

6) **Adjournment: MOTION** to adjourn from Jason, **SECONDED** by Charles. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 8:04 P.M. EST.