



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, October, 09 2025 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President- Billy, Charles, Dan, Reggie, Rick, Sabrina, Sandra, Mike.

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

REGULAR SESSION:

- **Approval of Minutes of Previous Meeting (September 11, 2025):**

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

- **Treasurer's Report:**

- September's revenue is \$1,352.83 (past due dues, interest, rentals, finance charges)
- September's expenses were \$13,737.74 (utilities, CC repairs/supplies, grounds maintenance, pool bill)
- September's Net Income -\$12,384.91
- Year to Date Income \$80,924.14
- Year to Date Expenses \$68,917.72
- Year to Date Net Income of \$12,006.42
- Total amount in the bank \$49,150.42
- Money Market \$151,538.62
- 99% of Community has paid POA dues
3 lots not paid with 3 making monthly payments

- **Old Business:**

Pool closed on September 14th

- Pool maintenance for 2024 \$10,873 and 2025 \$10,244 both years are lower than the past years.
- Pool is winterized
- Lee Pools suggested that we trim some of the pine trees back to help keep the pine needles out
 - Mike has someone that can come out and trim them back for us
- Will make time to put all the tables and chairs in the shed for the winter and will look at them to see if they will last another year
- Total swipes per month
 - June 576 households (60 more than 2024)
 - July 458 households (over 100 more than 2024)
 - August 162 households (20 less than 2024)
 - September 37 households (about the same as 2024)

- **Committee Reports/Jobs:**

- Architectural Control:
 - V15 Fence and shed
 - Resend letter to Y109 for people living in camper
 - Send out a reminder about taking care of yards
- Budget:
 - Budget meeting November 6th
- Common Grounds:

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, October 9th, 2025 – 7:00 p.m.

(APPROVED MINUTES last edited 11/13/2025)

No New Business

- Community Center Rentals:

October 11th

October 18th

October 31st

November 15th

- Facebook Admin:

Received a complaint about a dog attacking their neighbors. The best option at this time is to contact Animal Control and let them know about the dog.

- Facilities:

Hall's Exterminating sprayed

- Events:

No New Business

- Nominating Committee:

Rick asked for a request to be sent every other week asking for nominations. If they would like to be on the ballot they need to send in a bio/mission statement/picture. Need them by November 30th.

- **New Business:**

There was an issue with the front entrance with people parking on the grass and kids running around playing in the street, which isn't safe for children. Mike will reach out to parents that have children at Ascend to see if they have an issue. Will reach out to the school directly to see if they can change the location of where they pick up the neighborhood children to make it safer for everyone.

MOTION to adjourn by Rick **Seconded** by Mike **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:20 P.M. EST.