



Carolina Seasons®
Property Owners Association, Inc.
851 Ponderosa Trail
Cameron, N.C. 28326

ANNUAL MEETING
Saturday, January 11, 2025 – 10 a.m.
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Mike Taylor, Sabrina Altizer, Dan Loguidice, and John Zak

COMMUNITY MEMBERS IN ATTENDANCE: Property owners from the following lot numbers were in attendance per the sign-in sheets and includes Ashley Nisonger (Secretary): D7, H19A, A18, J16, H16, Y83, B15, H32, X20, X13, H10, Y114, X20, X13, H10, Y114, X59, X19, X07

. The original sign-in sheets will be filed with the approved minutes.

ANNUAL MEETING: Billy Overton called the meeting to order at 10:06 am

1) Welcome and Pledge of Allegiance:

2) Approval of Minutes of Previous Meeting (January 06, 2024):

- **MOTION** to approve the minutes as corrected by Mike Taylor **SECONDED** by Rick Jarboe **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

3) Treasurer's Report (Sabrina Altizer):

- Collected dues from property H13 that was 10 years past due
- 2024 year-end revenue is \$91,998.55
- 2024 year-end expenses \$70,283.66
- 2024 net income \$21,714.89
- Current liabilities are community center rental deposits that are held until reservation has taken place.
- 2025 Budgeted Income \$76,700
- 2025 Budgeted Expenses \$79,900
- 2025 Budgeted Net Income \$-3200
- Cash in the bank \$31,953
- CDs are \$147,312

4) Old Business

- No Old Business

5) New Business:

A) Nominations from the floor:

No nominations from the floor

B) Candidates on the Ballot from Nominating Committee- (John Zak, chairman):

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(APPROVED MINUTES last edited 1/10/26)

Billy Overton
Charles Fulghum
Reginald Crosby
Sandra Steadman-Elliott
Cody Cruse

C) Announced the Nominating Committee Chair for 2025:

Rick Jarboe

The President closed the nominations.

6.1) Concerns/Questions from the floor:

- A. **Charles Fulgham** - Expressed concerns about the DOT not allowing speed bumps or a mirror across from the community center to help with traffic visibility on Ponderosa Trail, a state-maintained road. He has, in the past, reached out to DOT and has been told that those would not be approved.
- B. **Cody Cruse** – Asked if the new neighborhood, Magnolia Hills, will be part of Carolina Seasons POA. Billy responded that they will not be part of our POA. The concern was also raised about the entrance to Ponderosa Road being the only access for 400 homes once the new neighborhood is fully built-out.
- C. **Mike Penny** – Concern about Storm Drain back-up and Harnett County had told homeowner to reach out to POA. Ashley will put in a request with NC DOT regarding Culvert Blockage and see if she can make any headway and work in tandem with Mike.

7) Results of Election (Billy Overton):

- William Overton	Vote 40
- Charles Fulghum	Vote 36
- Reginald Crosby	Vote 29
- Sandra Elliott	Vote 14
- Cody Cruse	Vote 6

8) Adjournment: MOTION to adjourn from Dan **SECONDED** by Mike. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 11:00am.

Attachment in official record:

Sign-in Sheets

Prepared by:

Ashley Nisonger
CSPOA Secretary