



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, April 11, 2024 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President - Billy, Vice President – Charles, Jason, Rick, Sabrina, Dan, and Mike

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

REGULAR SESSION:

• **Approval of Minutes of Previous Meeting (March 14, 2024):**

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

• **Treasurer's Report:**

- March's revenue is \$15,820.62 (new dues, past due dues, interest)
- March's expenses were \$6892.39 (legal fees, utilities, postage, supplies, grounds maintenance)
- March's Net Income \$8928.39
- Year to Date Income \$67,919.80
- Year to Date Expenses \$12,817.98
- Year to Date Net Income of \$55,101.82
- Total amount in the bank \$100,393.10
- CD's \$106,942.70
- 91% paid POA dues
- 1 CD matures in June 4th and Treasure and Budget committee needs to meet to discuss using CDs or High Interest Savings
- 1 CD matures in April 2025

• **Old Business:**

1. Community Rental
 - a. Next rentals 4/20 – Rick
 - b. Following rental 4/27, 5/11, and 5/18 tentatively - Mike

• **Committee Reports/Jobs:**

- Architectural Control:
 - a. Fence Request – Buyer would like a board member to come see the layout. Billy will call homeowner this week.
- Budget:
 - a. Schedule budget meeting to include Treasurer - Sabrina, Rick, Mike, Billy, and Jason
 - b. Shop insurance policies and look for a lower deductible policy
- Common Grounds:

No New Business
- Community Center Rentals:
 - a. Following rental 4/27, 5/11, and 5/18 tentatively – Mike

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Board Members Meeting

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(APPROVED MINUTES last edited 05/01/2024)

- b. 9 upcoming rentals prior to June 23rd
- Facebook Admin:
 - No New Business
- Facilities:
 - a. Pool cleaning is on track – Opening ETA is 5/18
 - b. Charles will follow-up with the Lee Pools and give update that parts for keypad have been ordered
 - c. Water fountain needs filter replaced – need model number to order correct filter
- Events:
 - a. Easter was one of the best turnouts to-date
 - b. Community Yard Sale – May 4th
 - c. 4th of July Party
 - i. Insurance Update – Pool off-limit after 8pm and event insurance is \$2500
 - ii. Sabrina to ask about event insurance coverage for alcohol
 - iii. Give courtesy notice to homeowners near community center
- Nominating Committee:
 - a. We will need to find a replacement for Meagan when she is no longer a homeowner
- **New Business:**
 1. Pool Gate
 - a. Strike pads ordered
 - b. \$900 for keypad grounding, but someone needs to drill a hole into concrete. Dan has a hammer drill to help
 - c. Jason recommended maybe getting a surge protector to help with the keypad getting hit by lightening
 2. Roof
 - a. Metal Roof Screws are starting to come up and repair is needed to prevent potential leak
 - b. Behold Roofing quote for repairs \$1,650 – **MOTION** to hire Behold Roofing to repair community center for \$1650 Rick **SECONDED** by Sabrina **VOTE:** Unanimous, IN **FAVOR**. Motion was **APPROVED**.
 3. Painting the Community Club House
 - a. 3 quotes reviewed by board
 - b. **MOTION** to hire Gardner for about \$6000 to pressure wash, caulk, and match and paint to include warranty by Sabrina **SECONDED** by Charles **VOTE:** Unanimous, IN **FAVOR**. Motion was **APPROVED**.
 4. Pool Cleaning Party is still on 4/27
 - a. Concrete Patio cleaner to be purchased
 5. Playground needs refreshed wood chips
 - a. Jason to contact Barr to get it scheduled prior to pool opening

MOTION to adjourned by Rick **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:10 P.M. EST.