



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

**Thursday, October 13, 2022 – 7 P.M. EST**  
**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Cory Coe, Meagan Jenkins, 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 (September 14, 2022):**

- **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Cory **VOTE:** Unanimous **IN FAVOR.** Meagan and George Abstained. Motion was **APPROVED.** Corrected grammatical errors.

2) **Treasurer's Report:**

- September's revenue is \$321.60 (new dues, builder dues, interest)
- September's expenses were \$3,008.88 (office supplies, utilities, decorating supplies, housekeeping)
- Year to Date Income \$69,894.89
- Year to Date Expenses \$32,167.76
- Net Income of \$37,727.13
- Total amount in the bank \$181,459.88
- 2 new homes on Green Links will be closing at the end of October and were billed for the last two months of the year
- Adams Homes was billed for 8 lots in Phase 2 Section 2
- The community now has 277 homes
- Pool and Insurance invoices were received and will be paid in October

3) **Old Business:**

- Community Center Restrooms  
Reached out to Lowe's Building Manager and waiting for pricing on a denser drywall material
- Basketball Court Fencing  
Sanford Law sent out a certified letter to CZ Fencing with a date of response of November 1<sup>st</sup> before further action was taken

4) **New Business:**

- Trick or Treating October 31<sup>st</sup> from 6-8pm
- A community member talked to Billy about finding a way to communicate to the members that do not use Facebook.

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1. The website is updated with the monthly minutes and events.
  2. If a hard copy was sent out to each home that would cost too much a month.
  3. There is corkboard at the back of the building, and it could be brought to the front of the building
- A community member reached out to Sabrina about Adams Homes construction on Wildwood Way is making the road flood which is in turn flooding into their home. The board will reach out to their contact at Adams Homes and will let them know.
  - Cory stated that after CZ Fencing is completed there still needs to be a fence around the basketball court for safety measures
  - Meagan is reaching out to ADS for an estimate on changing the pool key lock
  - Meagan has asked about having a lockbox for our members to place their payments in.
    1. Billy asked that she do some research on the pricing of the box and the installation
    2. This box could be used for votes, dues, and ACC drop-offs.

5) **Additional Standing Committee Reports:**

- Architectural Committee:  
X2 asked for information on getting a fence
- Budget Committee:
  1. 2023 Budget was brought to the board
    - **MOTION** to accept the budget as presented by Rick, **SECONDED** by Charles. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.
  2. 2023's budget will be available at the annual meeting
  3. 2023's dues will be \$240 if paid by February 28<sup>th</sup>
- Common Grounds Committee:  
Little Pond cleanup had to be rescheduled for a later date because of the hurricane
- Community Center Rentals:
  1. 1 for September
  2. 1 canceled in September
  3. 2 for October
  4. 10 completed rentals and 3 pending events
- Covenants Revision Committee:  
Will have a meeting in November
- Facebook Admin:  
No New Business
- Facilities Committee:
  1. King Heating and Air November 2
  2. March will be the annual fire inspection
  3. Halls Exterminating has completed their termite inspection
- Events Committee:  
Yoga Night October 19th
- Nominating Committee:

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1. November 30<sup>th</sup> at 5pm is the last day to receive nominations
2. The board will vet the nominations to make sure the members are willing to participate
3. There will be a meeting after tonight's meeting

6) **Adjournment: MOTION** to adjourn from Cory, **SECONDED** by Rick. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 7:53 P.M. EST.