



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 16, 2026 – 7 P.M. EST
(APPROVED MINUTES)

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

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

REGULAR SESSION:

- **Approval of Minutes of Previous Meeting (March 12, 2026):**
MOTION to approve the minutes as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous (Sandra, Mike and Reggie abstained), **IN FAVOR**. Motion was **APPROVED**. Corrected grammatical errors.
- **Treasurer's Report:**
 - March's revenue is \$6,261.35 (dues, rentals)
 - March's expenses were \$5,955.81 (utilities, supplies, grounds maintenance, pumphouse)
 - March's Net Income \$305.54
 - Year to Date Income \$65,791.50
 - Year to Date Expenses \$17,574.06
 - Year to Date Net Income of \$48,217.44
 - Total amount in the bank \$67,806.38
 - Money Market \$153,320.60
 - 86% of Community has paid POA dues (41 homes not paid)
- **Old Business:**
 - Pumphouse
 1. New pumphouse was purchased from Lowes and was installed
 2. This building has more room to move around it and has a little extra storage
 - Easter Event
 1. The turnout was great
 2. Went over budget
 - Preferred Swimming
 1. Sabrina contacted Lee Pools to ask whether lap swimming could be offered before the pool opens for the day.
 2. Lee Pools advised there is no issue with offering lap swimming before opening; the pool permit only requires that swimming occur during daylight hours.
 3. Sabrina suggested a one-time charge of \$25 for the key which can be scheduled to work between the hours of the lap swimming
 4. A contract is needed specifying that the access is for lap swimming only, from 7:00 a.m. to 9:00 a.m.
 - Pool Furniture
 1. Tossed 5 laying and 10 regular chairs
 2. Will investigate cost-effective replacement options
 - Helium tanks
 1. ADS disposed of the helium tanks at the dump.
 2. **MOTION** to add a clause to the existing rental agreement stating that, if a helium tank is left in the community center after a rental, \$50 will be deducted from the deposit to cover disposal costs, by Charles, **SECONDED** by Sandra **VOTE:** Unanimous, **IN FAVOR**. Motion was **APPROVED**.
- **Committee Reports/Jobs:**
 - Architectural Control:
 1. H26
The front yard contains numerous items that give it the appearance of a daycare; Mike noted there is limited backyard space, so the children likely need room to play.
 2. V11

A dump trailer filled with trash is parked in the front yard. The Board will conduct a site review and report back; if warranted, a letter will be sent to the property owner.

- Budget:
No New Business
- Common Grounds:
No New Business
- Community Center Rentals:
May 3rd
May 23rd
June 6th
June 13th
- Facebook Admin:
No New Business
- Facilities:
No New Business
- Events:
Neighborhood Forum April 29th 7pm
Spring Yard Sale, May 2nd
- Nominating Committee:
No New Business

- **New Business:**
 - Fire
 1. It was close to Spring Flowers
 2. It's the driest NC has been in a long time
 3. Please be careful

MOTION to adjourn by Rick **Seconded** by Charles **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:00 P.M. EST.