



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, March 14, 2024 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President - Billy, John, Jason, Rick, Sabrina, Meagan, Dan and Mike

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

REGULAR SESSION:

• **Approval of Minutes of Previous Meeting (February 15, 2024):**

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

• **Treasurer's Report:**

- Feb's revenue is \$26,447.44 (new dues, past due dues, interest)
- Feb's expenses were \$2,982.89 (subscriptions, utilities, postage, supplies, grounds maintenance)
- Feb's Net Income \$23,465.05
- Year to Date Income \$51,641.62
- Year to Date Expenses \$5,925.59
- Year to Date Net Income of \$45,716.03
- Total amount in the bank \$92,419.63
- CD's \$106,047.82
- 86% paid POA dues
- Statements mailed for notice of finance charges after April 1st
- **MOTION** to file Claim a Lien which is good for 3 years – cost \$330 attorney fees for Homeowner owes \$986.60 in past due dues by Sabrina, **SECONDED** by Mike **VOTE:** Unanimous, IN **FAVOR**. Motion was **APPROVED**
- Filing Foreclosure against homeowner that owes about \$8400 in unpaid POA plus the retainer attorney fees previously paid

• **Old Business:**

1. Community Center Rental
 - a. Rick will do check-in that is scheduled for 3/30, and tentatively 4/13 and 5/18
 - b. Each board member will commit to about 3 consecutive rental check-in per year

• **Committee Reports/Jobs:**

- Architectural Control:
No New Business
- Budget:
No New Business
- Common Grounds:
No New Business
- Community Center Rentals:

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Board Members Meeting

Thursday, February 15th, 2024 – 7:00 p.m.

(APPROVED MINUTES last edited 04/01/2024)

a. 3/30

- Facebook Admin:
No New Business
- Facilities:
No New Business
- Events:
 - a. Easter Egg Hunt
 - b. Community Yard Sale
 - c. Burgers and Dogs – May 25th
 - d. 4th of July Party
 - i. Sabrina to check with insurance about coverage
 - ii. Give courtesy notice to homeowners near community center
- Nominating Committee:
No New Business

• **New Business:**

1. 4/27 group pool clean-up party – Billy will chair this event and provide more details at next meeting
 - a. Volunteers – James Altizer, Mike and his sons
2. Rick recommended the board should consider purchasing a concrete cleaning machine to clean the pool area more efficiently than using a pressure washer
3. **MOTION** to increase Treasurer monthly salary by \$75 and Secretary monthly salary by \$50 by Jason, **SECONDED** by Rick **VOTE:** Unanimous, **IN FAVOR**. Motion was **APPROVED** Sabrina abstained
4. **MOTION** to approve budget \$300 for Burgers and Dogs on May 25th **VOTE:** Unanimous

MOTION to adjourned by Dan, **SECONDED** by Billy **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:07 P.M. EST.