



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

ANNUAL MEETING  
Saturday, January 10, 2026 – 10 a.m.  
**(DRAFT MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Mike Taylor, Sabrina Altizer, Reggie Crosby, Sandra Elliott, and John Zak

**COMMUNITY MEMBERS IN ATTENDANCE:** Property owners from the following lot numbers were in attendance per the sign-in sheets and includes Sabrina Altizer (Secretary): X19, A18, D7, Y087, B13, X07, V10, X59, H26, H10, H14, A15, J16, A10, T06, F06, H32

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

**ANNUAL MEETING:** Billy Overton called the meeting to order at 10:00 am

**1) Welcome and Pledge of Allegiance:**

**2) Approval of Minutes of Previous Meeting (January 11, 2025):**

- **MOTION** to approve the minutes as corrected by Kathy Overton **SECONDED** by Carol Deacan  
**VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

**3) Treasurer's Report (Sabrina Altizer):**

- Collected 100% of all properties
- 2025 year-end revenue is \$83,045.76
- 2025 year-end expenses \$83,016.63
- 2025 net income \$29.13
- Current liabilities are community center rental deposits that are held until reservation has taken place.
- 2026 Budgeted Income \$77,300.00
- 2025 Budgeted Expenses \$73,200.00
- 2025 Budgeted Net Income \$4,100.00
- Cash in the bank \$23,601.70
- Money Market is \$152,487.40

**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- (Rick Jarboe, chairman):

Dan Loguidice

Grant Altizer

Bridgette Longoria

C) Announced the Nominating Committee Chair for 2026:

Sandra Steadmen-Elliott

**The President closed the nominations.**

**6.1) Concerns/Questions from the floor:**

- A. **James McKenzie** – There isn't another way to get out of the community. It is important to have a egress for the back of the community.
- B. **Deb Key** – With all the houses being built on private land how are community going to keep the pool from having people that do not live her?
- The key card system is supposed to keep people that do not have a key into the pool. The community members need to not allow people into pool if they do not have a key. It starts with our members.
  - There might be a chance to annex those properties into the community. But there will need to be a  $\frac{3}{4}$  votes from all community members.
- C. **Kathy Overton** – Can we put a stop sign on the driveway for the community center?
- Since it's private property, we can put a stop sign at the 3-way stop. Not everyone stops at that stop so it will help the community members from getting hit while they pull out of the community building.
  - MOTION** to put a stop sign at the end of the community building driveway by Ashley Nisonger, **SECONDED** by James McKenzie. **VOTE: Unanimous IN FAVOR. Motion was APPROVED**
- D. **Carol Deacan** – Do you know if the new community will have a pool or community center? The other privately owned houses being built will there be an HOA/POA?
- As of right now those houses aren't going to have HOA/POA. We can try and investigate to get those houses to be annexed. It will be something that will take longer than a couple of days.
  - The board will try the forums again this year. The dates will be posted to Facebook, website, and sent out with MailChimp (text/email).
- E. **Deb Key** - Can the financials be on the website?
- We would rather not have the financials on the website because it's a public place and all the financials would be available for anyone to look at.

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- b. Any community member can reach out to the treasurer to receive financials for any month they have questions about.

F. **Association Projects – Dain Thomas-** Could we investigate getting a dog park for the community to use to run their dogs?

- a. We can investigate it but there will need to be a ¾ votes of the members to use money to purchase land like that.

G. **Neighborhood Forums-** Would there be any interest in having the forums again?

- a. **Deb Key-** I think it would be a good idea to do the forums. The first ones there was a lot of hostility and people didn't feel like they got heard.

**7) Results of Election (Billy Overton):**

- |                      |         |
|----------------------|---------|
| - Dan Loguidice      | Vote 19 |
| - Grant Altizer      | Vote 24 |
| - Bridgette Longoria | Vote 22 |

**8) Adjournment: MOTION** to adjourn from Kathy Overton **SECONDED** by Dain Thomas. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 11:20am.

Attachment in official record:

Sign-in Sheets

Prepared by:

Sabrina Altizer

CSPOA Secretary