



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, February 12, 2026 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President- Billy, Charles, Dan, Rick, Grant, Bridgette, 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 (January 15, 2025):**
MOTION to approve the minutes as corrected by Rick, **SECONDED** by Mike **VOTE:** Unanimous (abstained Sandra), **IN FAVOR**. Motion was **APPROVED**. Corrected grammatical errors.
- **Treasurer's Report:**
 - January's revenue is \$25,471.18 (dues, rentals)
 - January's expenses were \$8,607.20 (utilities, supplies, grounds maintenance, tree trimming)
 - January's Net Income \$16,863.98
 - Year to Date Income \$25,471.18
 - Year to Date Expenses \$8,607.20
 - Year to Date Net Income of \$16,863.98
 - Total amount in the bank \$38,516.60
 - Money Market \$152,773.88
 - 47% of Community has paid POA dues (138 homes)
- **Old Business:**
 - Y109 Hearing
 1. Property owners of Y109 were present for the meeting
 2. Dogs are in kennels and tied. Animal Control inspected and approved kennels
 3. Informed them of the noise ordinance for Harnett County 10pm Sunday-Thursday and 12am Friday and Saturday
 4. **Unanimous Vote** that they are not in violation of the covenants for the pets
 5. **Unanimous Vote** that they are not currently in violation of the covenants for the camper
 1. **MOTION**, barring any further complaints, the board will not pursue any legal action against Y109 by Mike, **SECONDED** by Bridgette **VOTE:** Unanimous **IN FAVOR Amended** if there was a complaint that a board member will come to the homeowner directly to correct the problem.
 2. Need to have dates and times of complaints going forward
 - Tree Pruning around the Pool
Trimming was performed. Board members inspected and reported satisfaction with the quality of work.
- **Committee Reports/Jobs:**
 - Architectural Control:
Y110 Fence Request
 - Budget:
No New Business
 - Common Grounds:
No New Business
 - Community Center Rentals:
2025 Total rentals 17
January 18th
March 14th
 - Facebook Admin:

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Board Members Meeting

Thursday, February 12, 2026– 7:00 p.m.

(APPROVED MINUTES last edited 03/12/2026)

No New Business

- Facilities:
No New Business
- Events:
Spring Yard Sale May 2nd
- Nominating Committee:
No New Business

- **New Business:**

- Billy mentioned that the pumphouse needs to be updated
Rick and Mike will investigate options and cost to replace it
- **MOTION** to have the Annual Easter Egg Hunt on April 4th 11am to 1pm with a budget of \$500 by Sandra,
Seconded by Grant **VOTE: Unanimous IN FAVOR.**

MOTION to adjourn by Rick **Seconded** by Charles **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.** Meeting adjourned at 8:43 P.M. EST.