



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 16, 2023 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Sabrina Altizer, John Zak, Meagan Jenkins, Steve Corbin, George Henao, Jason O’Neal

WELCOME: President Billy Overton called the meeting to order AT 7:10 P.M. EST.

REGULAR SESSION:

1) **Approval of Minutes of Previous Meeting (February 9, 2023):**

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

2) **Treasurer’s Report:**

- February’s revenue is \$35,965.74 (new dues, builder dues, interest, building rental)
- February’s expenses were \$3,173.14 (auditor fees, utilities, postage, association projects)
- Year to Date Income \$58,712.90
- Year to Date Expenses \$21,957.07
- Net Income of \$36,755.83
- Total amount in the bank \$178,095.05
- 10 properties owe more than one year, 2 properties are making payments
- All properties not paid by April 1st will start accruing interest.
- Audit has been completed and satisfactory \$46 in Federal taxes and \$4 in State taxes.

3) **Old Business:**

- Storage Building
 1. Was delivered.
 2. Will need steps with a railing for the front door and a ramp for the roll up door.
 3. The building needs shelves mounted.
 4. Electricity and possibly for an attic fan will need to get a quote.
- Pool Furniture
 1. Will purchase new nuts/bolts to fix the broken furniture.
 2. If there is anything that isn’t fixable it will be tossed out and new furniture will be purchased
- ACC Enforcement
 1. Suggestion was to have a lawyer send a letter to the properties that are not following the rules of the covenants.
 2. Jason mentioned when he contacted a lawyer that there needs to be 2 letters/follow up before you can go forward to have the lawyer contact them.
 3. Billy asked if when should the voting rights be suspended and by the covenants says after the first letter.
 4. Meagan will reach out to the lawyer that the board have used before.

4) **New Business:**

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Board Members Meeting

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(APPROVED MINUTES last edited 4/24/23)

- Pool Gate
 1. Current system was purchased and mounted in 2010 for \$10,500 (fence and key card system)
 2. Quote for a new system
 - a. 16 doors/gates can be accessed from anywhere a
 - b. Will have a push bar to let you out.
 - c. Will have a timer to allow you to open the gate.
 - d. Will be able to put on the bathroom door so they can be used all year around.
 - e. Different door/gates can have different times for it to be turned on or off.
 - f. There will be a log for who is using it.
 - g. It will be linked to a card number and address.
 - h. Will be able to access the system from a computer or mobile access to fix problems.
 - i. Most camera systems can be setup to take a picture when the card is being used.
 3. **MOTION** for up to \$12,000 for a new locking system for the pool gates/bathroom doors, key cards, and new cameras with an incidental of \$1,000, by Sabrina. **SECONDED** by Meagan Jenkins. **VOTE:** unanimous **IN FAVOR**. Motion was **APPROVED**.
 4. Meagan asked if she could have help to issue new key cards.

5) **Additional Standing Committee Reports:**

- Architectural Control Committee:
One fence/driveway request on Spring Flowers
- Budget Committee:
Meeting scheduled for this month.
- Common Grounds Committee:
No New Business
- Community Center Rentals:
March 11th rental
2 Events on April 15th
- Facebook Admin:
No New Business
- Facilities Committee:
No New Business
- Events Committee:
Easter Egg Hunt April 2nd
- Nominating Committee:
No New Business

6) **Adjournment:** **MOTION** to adjourn from Rick, **SECONDED** by Meagan Jenkins. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:31 P.M. EST.