



CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Thursday, December 8, 2022 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Meagan Jenkins, Jason O’Neal, Cory Coe

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

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (November 10, 2022):**
 - **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR** Cory abstained. Motion was **APPROVED**. Corrected grammatical errors.

- 2) **Treasurer’s Report:**
 - November’s revenue is \$1,238.94 (new dues, builder dues, interest)
 - November’s expenses were \$502.37 (office supplies, utilities, legal dues, ground maintenance)
 - Year to Date Income \$71,883.16
 - Year to Date Expenses \$51,110.65
 - Net Income of \$20,772.51
 - Total amount in the bank \$164,853.26
 - Adams Homes has paid all builders dues
 - Received delinquent dues
 - Received CZ Fencing money with legal fees of \$300

- 3) **Old Business:**
 - Community Center Restrooms
 1. Meagan J. has looked at the restrooms and it would cost too much to tile the whole bathroom. There is a border around the edge of the tile that would have to be taken off
 2. Will drywall over the holes

 - Driveway Land
 1. Will close on December 20, 2022

 - Community Center Lockbox
 1. Mailbox lockbox has been purchased and installed
 2. Will have lockbox installed to the plaster of the community center building
 3. **MOTION** to extend the current amount of \$200 to \$325 by Jason, **SECONDED** by Charles. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

- 4) **New Business:**
 - Landscaping and Pool Contracts

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, December 8, 2022– 7:00 p.m.

(APPROVED MINUTES last edited 1/18/23)

1. **MOTION** to continue the contracts with Lee Pools LLC and Just Grass Lawncare by Rick, **SECONDED** by Cory. **VOTE:** Unanimous **IN FAVOR** Jason abstained. Motion was **APPROVED**.

- Annual Meeting

MOTION to have the annual meeting on January 7, 2023, from 10am to 12pm at the Community Center by Charles, **SECONDED** by Rick. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

- Community Center Storage

MOTION to purchase a shed with a max budget of \$15,000 by Cory, **SECONDED** by Jason. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

5) **Additional Standing Committee Reports:**

- Architectural Committee:

1. Two shed and a fence request
2. A warning and four violation letters. These properties have new owners. **MOTION** to send letters to the properties by Jason, **SECONDED** by Rick. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

- Budget Committee:

No New Business

- Common Grounds Committee:

Rented a chipper and chipped the Little Pond

- Community Center Rentals:

1. Rental for Thanksgiving
2. Rental for December 17th
3. Rental for Christmas
4. Rental for January 13th

- Covenants Revision Committee:

No New Business

- Facebook Admin:

No New Business

- Facilities Committee:

No New Business

- Events Committee:

Cookies with Santa December 10th at 2pm

- Nominating Committee:

1. 2023 Committee
 - Rick Jarboe Chairman
 - Jason O'Neal
 - Charles Fulghum
 - Billy Overton

6) **Adjournment:** **MOTION** to adjourn from Jason, **SECONDED** by Cory. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 7:52 P.M. EST.