



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, September, 11 2025 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President - Billy, Charles, Dan, John, Reggie, Rick, Sabrina, and Sandra

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

REGULAR SESSION:

- **Approval of Minutes of Previous Meeting (August 14, 2025):**

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

- **Treasurer's Report:**

- August's revenue is \$1,253.22 (new dues, past due dues, interest, pool keys, rentals)
- August's expenses were \$3,581.60 (utilities, CC repairs/supplies, grounds maintenance, Amazon Prime)
- August's Net Income -\$2,328.38
- Year to Date Income \$79,571.31
- Year to Date Expenses \$55,179.98
- Year to Date Net Income of \$24,391.33
- Total amount in the bank \$52,735.94
- Money Market \$151,184.90
- 98% of Community has paid POA dues
5 lots not paid with 4 making monthly payments

- **Old Business:**

GFCI Outlet- JM Pope came out and moved the outlet about 5ft down to make sure the hand dryer will not trip the GFCI.

- **Committee Reports/Jobs:**

- Architectural Control:
Complaint about Y080 on exterior not being kept up to include animal waste in the backyard. The BOD decided to send a letter to inform them that they need to clean up the front yard but will not be able to address the backyard (that is out of the board's hands, they cannot go into people's backyards).
- Budget:
Will have a meeting before November's BOD meeting
- Common Grounds:
No New Business
- Community Center Rentals:
October 11th
October 18th
October 31st
- Facebook Admin:
No New Business
- Facilities:

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Board Members Meeting

Thursday, September 11th, 2025 – 7:00 p.m.

(APPROVED MINUTES last edited 10/09/2025)

Fall Decorations are up

Pool will be closed at end of business on September 14th

- Events:

Fall Yard Sale Oct 4th 7am-1pm

- Nominating Committee:

Rick asked the board to start looking for nominations for the 3 positions that will be available in 2026

- **New Business:**

1. Ashley has stepped down as secretary. Sabrina has stepped into the secretary position since she has experience.

MOTION to hire Sabrina as the secretary and treasurer by Charles **SECONDED** by Sandra **VOTE:** Unanimous (Sabrina abstained) **IN FAVOR** Motion was **APPROVED**.

2. Flagpole- John Zak will have a key to help with the flagpole if Rick or Billy are unable to attend it. This will be to help with half-staff and changing the flag.

MOTION to adjourn by Charles **Seconded** by Rick **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 7:50 P.M. EST.