



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, January 11, 2024 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President, Billy Overton, Charles Fulghum, Sabrina Altizer, John Zak, Rick Jarboe, Jason O'Neal, and Mike Taylor

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

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (December 5, 2023):**
 - **MOTION** to approve the minutes as corrected by Rick Jarboe, **SECONDED** by Charles Fulghum **VOTE:** Unanimous (Mike and Jason abstained), **IN FAVOR**. Motion was **APPROVED**.
- 2) **Treasurer's Report:**
 - Dec's revenue is \$1533.29 (new dues, past due dues, interest)
 - Dec's expenses were \$5131.24 (utilities, postage, supplies, grounds maintenance)
 - Year to Date Income \$84548.60
 - Year to Date Expenses \$81026.54
 - Net Income of \$5322.06
 - Total amount in the bank \$46664.50
 - CD's \$105,904.60
- 3) **Old Business:**
 - Cookies with Santa - Update
 - a) Santa Claus was amazing, but the turnout was not great for the amount of work. Count of 10 kids. John Zak agrees to do Santa again in 2024
- 4) **New Business:**
 - PayPal Issue
 - a) A limit was set and we are unable to transfer funds paid through PayPal.
 - b) Sabrina to provide update next month
 - MailChimp
 - a) \$13 a month to run email, \$50 for 5000 text messages. Effectiveness to be monitored and brought to board if traction is low.
 - b) Recipient list and messaging will be maintained by secretary and treasurer
 - c) **MOTION** to approve purchase MailChimp services by Jason, **SECONDED** by Rick **VOTE:** Unanimous, **IN FAVOR**, Motion was **APPROVED**.
 - Website - Sabrina will review for out of date information
 - Dan Loguidice voted in by Board to replace vacant position left by Steve Corbin
 - Treasurer and Secretary Salary Budget
 - a) Jobs Treasurer and Secretary – Accept the monthly salary of \$450 for Treasurer with 60 days for salary re-evaluate and Secretary at \$200 with 60 days for salary re-evaluate.
 - b) **MOTION** to approved salary by Jason, **SECONDED** by Charles **VOTE:** Unanimous (Sabrina abstained), **IN FAVOR**, Motion was **APPROVED**.

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Board Members Meeting

Thursday, January 11, 2024 – 7:00 p.m.

(APPROVED MINUTES last edited 02/15/2024)

5) **Committee and Job Reports:**

- Architectural Control:
No New Business
- Budget:
No New Business
- Common Grounds:
No New Business
- Community Center Rentals:
December – 3
 - a) Suggestion to do rotating duties of opening and closing.
 - b) Few homeowners roll deposit over for reoccurring rentals
 - c) Need new comprehensive cost
 - d) Suggestion to increase rate for larger longer groups to be competitive. Maybe a premium for Holidays and Summer when the pool is open or silent auction option for popular days. 2018 it went from \$25 to \$100. Billy would like Board Members to call around and see what other spaces near us charge.
- Facebook Admin:
No New Business
- Facilities:
 - a) Halls - Exterminating on 1/15
 - b) 3/1 United Fire at 9:30 AM
 - c) Request the Club House lights be motion activated – supposed to be per Jason
 - d) Front door keypad needs new batteries
- Events:
 - a) Sabrina start text/email event notification to reach more homeowners
- Nominating Committee:
No New Business

6) **Adjournment:** MOTION to adjourn from Jason, **SECONDED** by Charles Fulghum. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:15 P.M. EST.