



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

**Thursday, November 10, 2022 – 7 P.M. EST**  
**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Meagan Jenkins, George Henao, Jason O'Neal

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

**REGULAR SESSION:**

- 1) **Approval of Minutes of Previous Meeting (October 14, 2022):**
  - **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.
  
- 2) **Treasurer's Report:**
  - September's revenue is \$639.36 (new dues, builder dues, interest)
  - September's expenses were \$19,572.29 (office supplies, utilities, pool closing, ground maintenance, insurance)
  - Year to Date Income \$70,534.25
  - Year to Date Expenses \$51,740.05
  - Net Income of \$18,794.20
  - Total amount in the bank \$162,826.95
  
- 3) **Old Business:**
  - Community Center Restrooms
    1. Rick has not received a quote from Lowe's for the reinforced drywall
    2. Meagan J. will try to match the tile and price out adding 2 more layers of the tiles.
  
  - Community Center Lockbox
    1. The pricing was \$79 to \$89 plus the price to mount it.
    2. Jason had a concern that the normal mailbox is getting used for payments and drop offs, that anyone can come by and open the normal mailbox.
    3. Meagan J. suggested that the lockbox be mounted to the building to help deter people from stealing.
    4. **MOTION** for up to \$250 to purchase a lockbox and to install it to the building by Rick, **SECONDED** by Jason. **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.**
  
  - Basketball Court Fencing
    - Meagan will be meeting CZ Fencing's lawyer on November 11<sup>th</sup> to receive the refund
  
- 4) **New Business:**
  - Community Center Driveway Land
    1. Billy recused himself and Charles took over the meeting

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(APPROVED MINUTES last edited 12/8/22)

2. Jason reached out to the owner of the driveway land to enquire about purchasing it
3. The owner offered the 0.41 acres for \$12,500 which includes the surveying
4. The septic lines, water lines, water meter are all on this land
5. The expenses to make a new driveway and move the septic/water/meter lines would cost more than \$20,000
6. The average 0.5 acres of land in Carolina Seasons are going for over \$28,500
7. **MOTION** to purchase the community center driveway land for \$12,500 plus closing costs that will occur by George, **SECONDED** by Meagan Jenkins. **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

- Cookies with Santa December 10<sup>th</sup>  
**MOTION** for a budget of \$300 for the events committee to hold the Cookies with Santa by Jason, **SECONDED** by Charles. **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**

5) **Additional Standing Committee Reports:**

- Architectural Committee:  
Will have a ride around November 12th
- Budget Committee:  
Budget has been approved for the coming year
- Common Grounds Committee:  
Rented a chipper but the machine was broken. Waiting for the company to fix the chipper to hopefully to try again
- Community Center Rentals:
  1. Rental for Thanksgiving
  2. Rental for December 17<sup>th</sup>
  3. Rental for Christmas Eve
  4. October there was 2 events
- Covenants Revision Committee:  
No New Business
- Facebook Admin:  
Sabrina received a message from a community member regarding a house with trash/tires all over the front of their yard. The ACC will be conducting their monthly drive around and this house will be at the top of their list.
- Facilities Committee:  
No New Business
- Events Committee:  
Yoga Night November 21<sup>st</sup> at 6pm
- Nominating Committee:
  1. Posted on October 18<sup>th</sup> asking for nominations
    - No emails receiving nominations
  2. Billy received 3 nominations for the board
  3. November 30<sup>th</sup> at 5pm is the last day to receive nominations
  4. The boards obligation is to bring 3 nominations for the ballot but will always take nominations from anyone that would like to be on the board

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6) **Adjournment: MOTION** to adjourn from Charles, **SECONDED** by George. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 8:05 P.M. EST.