



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

Wednesday, June 15, 2022 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Jason O’Neal, Rick Jarboe, Penny Christman

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

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (May 19, 2022):**
 - **MOTION** by Rick to approve the minutes as corrected, **SECONDED** by Charles **VOTE:** Unanimous (Penny abstained) **IN FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.

- 2) **Treasurer’s Report:**
 - April’s revenue is \$2,417 (new dues, builder dues, interest, fees)
 - April’s expenses were \$6,060 (office supplies, utilities, grounds maintenance, events)
 - Year to Date Income \$65,340
 - Year to Date Expenses \$19,382
 - Net Income of \$45,957
 - 7 people paid their dues in May
 - 93.5% of the community have paid their dues
 - 5 pool keys were purchased in May
 - The audit was completed, and taxes were paid for a total of \$207
 - Adams Homes are closing on 2 homes (6/21 and 6/22) both homes were prorated for \$150 each

- 3) **Old Business:**
 - Driveway Land
 - Waiting for a surveyor and maps to be done before going forward

 - Front Entrance Land
 - Have not contacted the Gross Family but will do so. The Gross Family have started selling off their remaining lots in the community

 - Block Party
 1. Under Budget
 2. 80 hamburgers and 40 hotdogs were served
 3. No one signed up for basketball/cornhole tournaments
 4. Thank you to the community members that helped setup before the event
 5. The food being served outside was easier to clean up

 - Basketball Court Fencing
 1. Have reached out to CZ Fencing and they stated that they do not offer refunds

2. Asked for an invoice for when the supplies were ordered. The header was cut off, so we don't know when they were ordered, delivered or from whom.
 3. They mentioned that the invoice states that there are no time restraints on when the job must be done.
 4. There wasn't a waiver stating that they don't offer refunds.
 5. CZ Fencing stated that they do not want to do any more business with us and that they were on vacation. When they are back they will get back to Meagan (6/17).
- Neighborhood Forum June 2nd
 1. There were 6 properties in attendance
 2. 2 lots were signed up to speak
 3. We will pursue other avenues on getting information out and receiving it back
 4. Penny suggested that a notice should be sent out letting the community know that they can send in your questions or concerns to one of their board members, Facebook, website, secretary or treasurers.
- 4) **New Business:**
- Sabrina received an email regarding a flag at the front of the community thinking that it was vulgar
The board stated that there is nothing they can do
- 5) **Additional Standing Committee Reports:**
- Nominating Committee:
No new business
 - Architectural Committee:
 1. Adams Homes contacted the ACC letting them know that there will be no model home
 2. Adams Homes will be contacting their subcontractors to clean up their worksites
 3. Lot Y001
 - Reached out stating that she just lost her husband this past year and is trying to catch up on all the repairs to the house
 - The board decided that she can have some time to work on all her needs
 - Facilities Committee:
 1. King Heating and Air rescheduled for June 16th
 2. Lee Pools didn't need to change the fans and just needed to fix a switch for \$65
 3. Edited the Pool Rules
 4. Will rearrange the closets around to organize the community center better
 5. Jason brought up purchasing a shed to store pool and community supplies this was **TABLED** for a later date.
 - Budget Committee:
 1. Revenue for next year *estimating* that Adams Homes will close on 7 more properties for a total of 281 properties that we will receive dues from for a total income of \$67,440 at the \$240 discount
 - Which is \$2,000 more than what 2022 budget is
 - That leaves 6 homes that Adams Homes currently pay builders dues on and if they start 4 more in Phase 2 Section 2 that would be \$1,500 more in builder's dues
 - With the building rental, pool keys, CD's and offering the discount again revenue would be \$69,840

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, May 19, 2022– 7:00 p.m.

(APPROVED MINUTES last edited 7/14/22)

2. Expenses were raised because of inflation estimating at \$66,450
 - That would leave a cushion of \$3,390
 3. Will be leaving \$10,000 in association projects for next year even though nothing is scheduled
- Community Center Rentals:
4 deposits for pool rentals this month
 - Common Grounds Committee:
The Sunshade was purchased and hung
 - Facebook Admin:
No New Business
 - Covenants Revision Committee:
Meeting will be next month
 - Events Committee:
No New Business

6) **Adjournment: MOTION** to adjourn from Charles, **SECONDED** by Rick. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned 7:59 P.M. EST.