



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

Thursday, July 20, 2023 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, John Zak, Steve Corbin, Jason O'Neal

WELCOME: President Billy Overton called the meeting to order AT 7: 02 P.M. EST.

REGULAR SESSION:

- 1) **Approval of Minutes of Previous Meeting (June 15, 2023):**
 - **MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Jason **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Corrected grammatical errors.

- 2) **Treasurer's Report:**
 - June's revenue is \$2,817.54 (new dues, past due dues, interest, rental, pool key replacements)
 - June's expenses were \$3,407.44 (utilities, postage, allowances, grounds maintenance, community center housekeeping and events)
 - Year to Date Income \$74,983.75
 - Year to Date Expenses \$44,623.50
 - Net Income of \$30,360.25
 - Total amount in the bank \$177,210.94
 - Total CDs \$103,843.21 on all CDs
 - 3 properties with payment plans making regular payments. 2 prior payment plans set up over multiple years have paid in full.
 - The lawyer is sending letters to 4 properties that are more than 1 year past due.

- 3) **Old Business:**
 - Pool Gate
 1. The gate was struck by lightning, so the gate is not working correctly.
 2. Software has issues with information sharing so there are no numbers to share today.

- 4) **New Business:**
 - Committees
 1. Billy stated that there is only two required committees ACC and Nominating
 - The board is the Architectural Control Committee
 - Charles as Facilities for the past 5 years
 - Sabrina runs the Rentals and Events
 2. Billy suggested that there only have required committees and the rest are "jobs."
 3. Rick: what if we do it as a as needed basis. Where if a project needed to be done then the chair would step in and head it.
 4. Jason: lets leave it on the agenda where if a chair has something to update the board they can. Some board members like to track. It would stay on the agenda but if they don't have a report then they can report if not then the board can skip over it.

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5. Rick: what if we call it Board Member Reports instead of committees.
 6. From now on there will be only two named committees (ACC and Nominating) and the rest will be called jobs (Rentals, Events, Facilities, Common Grounds, Budget)
- Neighborhood Forum
 1. Approx 16 people attended, best attendance to date, enough participation to have another in September.
 2. Parking on the road: The covenants does not say anything about parking on the road.
 - Rick and Jason will research County rules with parking on roads and whether or not it is in agreement with covenants.
 3. Speeding/Speed bumps: You will have to contact the state to get them installed. We have contacted the State to get them, and the State always says that they will get back to us.
 4. Events for kids or teens: All events are open to all kids, that includes teens.
 5. Welcome packet: we do not do them, and everything is on the website.
 - Facilities Maintenance Technician
 1. Jason proposed reinstating the Facilities Tech position that does all maintenance. Billy does all this for free but should be paid.
 2. Billy recused himself with the comment that anything needs to be put through the budget committee for funding.
 3. **MOTION** to hire Billy Overton as Facilities Maintenance Technician paid at \$120, starting August 1 pending Budget committee discussion by Jason, **SECONDED** by Steve.
DISCUSSION: Pay should be \$120 because of all the work he is already doing. Job description will be reviewed and include any other duties that should be covered. Rick: Without Billy there would be endless trash at the front entrance. **VOTE: Unanimous IN FAVOR. Motion was APPROVED.**
 4. **Billy Overton turned down the paid position.**
 - Communications before next Town Hall:
 1. Meagan presented for Sabrina.
 - MailChimp will send texts and emails.
 - Sign first, then see about mass mailing or tool to mass inform.
 - Renters should they be involved? They are technically not members, but need to find a way to communicate if not everyone has Facebook.
 - I. 36 properties that are rentals.
 - Jason: suggested that the board send out a letter asking how the community members want to be communicated.
 - Pool Rules
 1. New signs posted with rules.
- 5) **Additional Standing Committee Reports:**
- Architectural Control Committee:
 1. Emailed response from Y081 about letter sent for split rail fence reviewed by Board, need to get more info with exact covenants (“in any event...” part) and must remove the fencing in front yard.
 - Will send a new letter.

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- She also asked about running a daycare out of her home. The board denied that last year and a previous board member was supposed to contact her about it. Will add to the new letter.
- Will state that the fence needs to be taken down.
- 2. Get clarification from the County about restrictions for Lot# H1 parking the truck and trailer on the side of the road.
 - A letter was sent to both the renter and the owner of the home.
 - Send another letter.
 - On letter put in BOLD that they need to contact the rental agency and/or renter to make sure the trailer is moved.
 - John stated that it's very dangerous when there is a bus/large truck and a vehicle that comes into the intersection there isn't room for any vehicles.
- 3. Email received by a community member: There is nothing stated in the covenants on height.
 - The board is checking into any and all violations and following up with those that are consistently in violation.
- 4. Letter to lot # B9 about car in driveway that has flat tire and growing mold from not moving. Use the wording from covenants that states abandoned cars.
- 5. The board needs to get some clarification on who is responsible for covenants violations the renters or the homeowner or both.
- 6. 1 deck approval
- 7. 1 solar panel approval
- Budget Committee:
 - 1. Budget Committee meeting set for 7/27 at 7pm
- Common Grounds Committee:
 - No New Business
- Community Center Rentals:
 - 1. 6 Rentals in June
 - 2. None in July
- Facebook Admin:
 - No New Business
- Facilities Committee:
 - No New Business
- Events Committee:
 - Fall Yard Sale date: October 7th
- Nominating Committee:
 - No New Business

6) **Adjournment:** **MOTION** to adjourn from Rick, **SECONDED** by Chales. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**. Meeting adjourned at 8:48 P.M. EST.