



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, August 14, 2025 – 7 P.M. EST
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President - Billy, Charles, Dan, John, Mike, 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 (July 10, 2024):**

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

- **Treasurer's Report:**

- July revenue is \$1,914.90 (new dues, past due dues, interest, pool keys, rentals)
- July expenses were \$8,038.10 (utilities, CC repairs, grounds maintenance)
- July Net Income -\$6,123.20
- Year to Date Income \$78,318.09
- Year to Date Expenses \$51,598.38
- Year to Date Net Income of \$26,719.71
- Total amount in the bank \$59,426.70
- Money Market \$150,805.32
- 98% of Community has paid POA dues
6 lots not paid with 2 making monthly payments

- **Old Business:**

Community center Flooring- the 5-gallon buckets just moved the bubble around and did not fix the problem. Billy and a community member went in with a saw and cut along the floor seams to release the bubble which made the floor lay down. The spot in the kitchen hallway will need a couple more cuts but will be fixed by next rental.

- **Committee Reports/Jobs:**

- Architectural Control:
 - Fence approval for B01
 - Driveway extension approval for A10
 - Fence and building approval for B22
- Budget:

Sabrina brought a printout of what the budget for the year looks like. She wanted to bring up that there is a possibility money might need to be transferred from the money market to pay for expenses for the year is finished.
- Common Grounds:

No New Business
- Community Center Rentals:
 - August 10th
 - August 29th
 - October 31st

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Board Members Meeting

Thursday, August 14th, 2025 – 7:00 p.m.

(APPROVED MINUTES last edited 09/11/2025)

- Facebook Admin:
No New Business
 - Facilities:
John mentioned that there was some trim coming up in certain spots of the pool. John was worried that a child might not realize that the trim was up and cut themselves. He suggested that he would meet Lee Pools to show where it needs to be fixed.
 - Events:
No New Business
 - Nominating Committee:
Rick asked the board to start looking for nominations for the 3 positions that will be available in 2026
- **New Business**
 1. Billy received a call from a community member regarding a dog issue and a camper being parked behind the home but with people living in it.
 - a. This dog comes off his property and tries to confront people on the road or people in their own properties
 - b. There is currently a camper parked behind the home and has people living in it
 - c. The BOD discussed and decided that there should be a letter sent to the property owners letting them know what the covenants states for both the dog and the single-family dwelling. (The covenants states that animals must be restrained on their own properties)
 2. The bathroom reader was knocked off the wall and had to be fixed. It was something that Billy was able to do himself.
 3. Sabrina was called about the pool and bathroom doors not working. When she got there, she found that the GFCI outlet in the women's bathroom was tripped. Once she pushed the button the doors started working. This is the second time she knows of this happening.
MOTION to hire an electrician to change the GFCI by Sabrina **SECONDED** by John **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED**
 4. Mike has seen a couple problems at the pool that he has been addressing but wanted to bring it to the attention of the board. Kids that are underage coming to the pool without adult supervision, foul language, and glass bottles being used. Sabrina will post on Facebook reminding the community members of the pool rules and what the consequences are if they are not followed. If a community member doesn't want to confront other members, please reach out to a BOD and they will take of it.
 5. There was discussion about having townhalls again to let the community members voice their concerns/questions. The BOD decided that they will start them next year and will announce the dates at the annual meeting, so members have plenty of time to be notified.
 6. Sabrina brought in quotes from 2 different companies to put return addresses on the envelopes to help with the annual dues and annual meeting letters.
MOTION to purchase envelopes from Office Max by Mike **SECONDED** by John **VOTE:** Unanimous **IN FAVOR** Motion was **APPROVED.**

MOTION to adjourned by Rick **SECONDED** by Charles **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Meeting adjourned at 8:05 P.M. EST.