**Sedgemoor BOD Meeting Minutes**

**September 13,2023**

The Sedgemoor Board of Directors meeting convened on September 13, 2023, at 5:30 p.m. in the Governor’s Room of CTCC. Present as following:

Bob Johnson, Jim Smith, Ty Boswell, Tom Hanley, Carol Pfeifer and Chris Viverette.

**Jim Smith, Treasurer reports the following:**

* The checking account balance at the end of July was $70,452.40. This balance includes $1800 collected as deposits for the Pool Fob system.
* Money Market balance was $105,185.92. Interest for July was $4.47.
* 102 of 103 improves lots paid thru 8/31 for an amount of $72,586.72.
* 66 of 67 unimproved lot paid thru 8/31 for an amount of $23,225.00.
* Lot 3288 has now paid the 2023 assessment. A check was received September 7th. This will be reflected in next month’s report.
* I have now received assessments for all unimproved lots.

**Disbursement for August were as follows:**

Walls Lawn Care - $180

Carolina Water - $159.34

Duke Energy - $337.17

Chris Viverette (Stadium Cups) - $68.43

Woodmere-Trentwood -$300.00 (common area tree removal)

Lee County Tax Collector - $143.50

Duke Energy - $328.15

Vector Security - $15.00 (formerly ADS Security)

Windstream - $85.96 (Pool Phone)

**Carol Pfeiffer Architectural Committee Report the following:**

* **Alteration request**

521 & 522 Kirk Ct.

* Removal of 10 trees and several saplings

Approved 09/07/23.

Request to build 2 new homes (both by the same builder)

* 3277 Edinburgh
* 504 Argyll

Awaiting submission of more information before beginning the approval process.

**Old Business:**

1. **By-Laws Amendments**
2. Short Term Rentals
3. Fences
4. Un-reregistered vehicles
5. Branch and Tree Cutting

**New Business:**

1. Board Nominees: Need 3 for BOD and 1 Arch.
2. Changes to Arch Documents.
3. Fall/Winter debris pick-up date.
4. Pres. out for Oct mtg. VP runs mtg.

Respectfully your secretary,

Debbie Nolan