

Sedgemoor POA Board of Directors Meeting

February 12, 2026

Present: Niki Kendall, Mike Bink, Barbara Lewis, Tom Hanley, Mark Clemens, Chris Engelbrecht, Bill Beaudin and Lisa Roberts

Niki called the meeting to order at 5:30pm. January Board Minutes as written, were approved with a motion made by Tom Hanley and seconded by Bill Beaudin.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of January was \$61,404.08. The checking account also includes \$2,350.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve".
2. Money Market balance at the end of January was \$105,313.25 which includes interest earned in December of \$4.47.
3. Deposits made as of this meeting for 2026 Assessments are as follows:

Improved Lots = 69 each of 111

Unimproved Lots = 32 each of 59

Total = 110 each of 170 (61%)

Past Due notices will be sent in March with a late payment fee of \$20/month as applicable. Contact Bill Beaudin if needed.

Payment from the Unimproved Property #3295 has been received including late fees.

A deposit of \$3,000.00 has been received from SVMN Dream Homes, LLC to construct a new home on lot #3295

The Sedgemoor lawyer has submitted a lien on Unimproved Property #3304.

Disbursements for January were as follows:

Conway Tree Service (fall debris disposal)	= \$ 9,200.00
Conway Tree Service (tree removal)	= \$ 500.00
Carolina Water Service (water service at pool)	= \$ 212.81
CTA (quarterly assessment)	= \$13,479.50
Woodmere/Trentwood POA (entry fee)	= \$ 80.77
Duke Energy (electric service at pool area)	= \$ 51.82
Windstream (tele service at pool, 2 months)	= \$ 188.73
Vector Security (security at pool)	= \$ 15.75

Total Disbursements = \$ 23, 729.38

Discussion ensued around costs for debris pickup (typically in the fall and spring) and tree removal. Options for reducing costs with alternate vendors was explored.

Road and Grounds report from Tom Hanley:

RMR bill \$185 submitted for 2 storms (1 ice event and 1 snow event). The plow used a rubber blade which did not effectively clear Argyll from the pool to the top of the hill.

Trees in various areas of the neighborhood may need trimming or removal. Tom will investigate and consider other vendors who charge less for their services.

New bids for debris pickup and road plowing will be sought. Vendors need proof of insurance to provide services.

Social report from Barbara Lewis:

Three new families will be contacted. Several board members volunteered to assist Barbara with this. She asks that if anyone is in need of temporary assistance

with meals or transportation due to illness, or aware of anyone with this need, to contact her.

CTA report from Tom Hanley:

For a full report from CTA, see the [CTA website](#) and look under “News” and review the email sent February 6 from Sedgemoor BOD.

CTCC report: A new general Manager is being sought country-wide as Kate Woods is no longer the GM at Carolina Trace CC.

TRAM committee is looking for a Chair person. If anyone is interested contact Jeff Wennberg, president of CTA.

CWS Rate Change Update deadline for pretrial motions has been submitted and our CTA president and VP Cheryl Christ are going to represent us in front of Utilities commission regarding rate increase. Rate could increase as soon as March seen on April bill. See an update sent via email on February 14 from Sedgemoor BOD.

Ting Fiber made a presentation with over 110 residents attending the town hall meeting in January. More town hall meetings will be scheduled with written documentation made available.

There was an insurance zoom meeting Saturday February 7.

As far as gate issues, if you see something say something to Tom Hanley CTA rep. or call the gate house directly.

Recreational Area Maintenance provided by Chris Engelbrecht:

Chris has met with Joshua and discussed issues for the coming season; pest control and the removal or trimming of tree branches overhanging the pool. Joshua agreed to a monthly invoice instead of a yearly bill. The variables will include the cost and amount of pool chemicals.

A motion to open the pool May 16, was made by Lisa Roberts and seconded by Chris Engelbrecht.

Architectural Committee report from Mike Bink:

New construction on 3259 Yorkshire was approved by the Architectural Committee. The contractor has paid his \$3000 deposit.

He is the contractor who also built to house on 3273 Argyll.

Webmaster report from Lisa Roberts:

Lisa and Chris are working on improving the accuracy, function and look of the Sedgemoor website: SedgemoorPOA.com. The intent is to update information and make the site useful to residents and potential residents.

New Business: Vote on when to close the pool for the season.

Old Business: None

The meeting was adjourned at 6:26pm

The next board meeting will be held March 12, 2026.

Respectfully submitted,

Lisa Roberts