

Sedgemoor POA Board of Directors Meeting

May, 14, 2026

Present: John Kirkman, Tom Hanley, Mark Clemens, Chris Engelbrecht, Bill Beaudin and Lisa Roberts

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

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of April was \$88,672.57. 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 April was \$105,326.09 which includes interest earned in April of \$4.43.
3. Assessments for the year 2026 received through April are as follows:

Improved Lots	=	93 each of 111 (84%)
Unimproved Lots	=	52 each of 59 (88%)
Total	=	145 each of 170 (85%)

Disbursements in April were as follows:

Carolina Trace Association (quarterly assess.)	= \$	13,479.50
Bush Creek (cutting of tree limbs, etc.)	= \$	650.00
Duke Energy (electric service at pool area)	= \$	66.01
Windstream (tele service at pool)	= \$	93.92
Chris Engelbrecht (mulch/truck rental)	= \$	162.33
Wall Lawn Care (mowing and spraying)	= \$	755.00

Woodmere/Trentwood (quarterly assessment)	= \$	90.50
Chris Engelbrecht (mulch and items for pool)	= \$	192.99
Fix It Plumbing (test/certify backflow valve)	= \$	160.50
Vector Security (security at pool)	= \$	15.75

Total Disbursements = \$ 15,666.50

Chris made a motion to approve the Treasurer's Report; Tom seconded the motion. Motion carried.

Road and Grounds report from Tom Hanley:

Spring clean-up of branches, limbs, twigs, etc. will be provided by Conway Tree Service between May 18 – 20. All material is to be at the curb by May 14.

Road damage on Yorkshire Circle, due to new house construction has been noted.

A complaint of six cars in the driveway and grass area next to it at 3266 Argyll Drive has been received.

Social report from Barbara Lewis:

No report.

A discussion was held about the upcoming pool opening gathering.

CTA report from Tom Hanley:

For a full report from CTA, see the [CTA website](#) and look under "News" and review the email sent on May 9th from Sedgemoor BOD.

Trent Peddy, new GM at CTCC commits to keeping CTA informed and being proactive. The pool at CTCC will open May 22.

Safety and Security is interviewing a new company to provide security at the gatehouse.

TRAM reports that Traceway North from Northridge Trail to Laurel Thickett will receiving milling and paving June 1 - 3. Traffic will be north bound only between these points. See email from Sedgemoorpoa@gmailcom sent May 22.

Ting Fiber company has been sold. No additional information at this time.

The CTA treasurer will send information on deferred assessment payments throughout CT.

A burn-ban is in effect for Lee County until further notice.

Recreational Area Maintenance provided by Chris Engelbrecht:

Chris reported on three projects completed at the pool and surrounding area:

1. Landscaping (mulch, trimming, weeding, etc.)
2. Repairs (pool items, bathroom items, electrical items)
3. Painting the bathrooms (walls, ceilings, floors)

Chris and other volunteers (Fredeline, Mark, Mike, Tom...) cleaned all areas of the pool (power washed all concrete areas), bathrooms and storage shed. They cleaned and set out the furniture.

The pool was filled by April 25th. A leak was discovered on April 27th, requiring a company to identify and repair the leak.

The pool inspection was completed by Lee County Environmental Health; the certificate was received. Two minor repairs will be addressed by next year.

MyLinkLine, a telephone provider, is being investigated to provide phone service at the pool for a much lower cost. More information to be forthcoming.

Two pest control companies were contacted and quoted charges ranging from \$700 – \$900 for the season. Chris proposed that pesticides be purchased and he will apply himself at significant savings.

Architectural Committee report by Jim Smith:

Lot 3259 Yorkshire – Construction is proceeding.

Lot 3260 Yorkshire – This new build is now occupied.

Lot 3220 Argyll – The plans for new construction have been received and meet all requirements; two car garage, 1765 sq. ft. and setbacks. The deposit has not yet been received.

Lot 531 Perth – Approved plans to terrace yard.

Presidents report from John Kirkman:

John encouraged all board members to attend the pool opening gathering.

New Business: None

Old Business: None

The meeting was adjourned at 6:24pm

The next board meeting will be held June 11, 2026.

Respectfully submitted,

Lisa Roberts

Sedgemoor Secretary