

Sedgemoor POA Board of Directors Meeting

September 8, 2026

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

John called the meeting to order at 4:57pm.

August corrected board Minutes as written (updating the latest assessment payments, partial payments and nonpayments), were approved with a motion made by Bill Beaudin and seconded by Chris Engelbrecht. The motion carried.

Lisa Roberts made a motion to nominate Barbara Lewis to fill the Vice President role for the remainder of the year, seconded by Chris Engelbrecht. Unanimously approved.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of August, 2026 was \$73,715.77. The checking account also includes \$2,375.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve". The checking account also includes deposits of \$9,000.00 by contractors to be used for any damages to roads or properties while they construct new residences (\$3,000.00 for lot #3259, #3220 and lot #3266).
2. Money Market balance at the end August \$105,343.83 which includes interest earned in August of \$4.47.
3. Assessments for the year 2026 received through August are as follows:

Improved Lots	=	107 each of 111 (96%)
Unimproved Lots	=	54 each of 59 (92%)
Total	=	161 each of 170 (95%)

The following is an update regarding actions on payments owed on assessments as of September 8, 2026:

1. Received full payment and late fees from Improved Lot #517

2. Received partial payments from Improved Lots #3265, #3271
3. Full payment and late fees are anticipated from the sale of #3258
4. Liens are being process to Unimproved Lots #518, #532, #3283, #3295. Lot #3304 has an existing lien.

1. Disbursements in July were as follows:

Walls Lawn Care (monthly service)	=	\$	380.50
Carolina Water Service (pool water service)	=	\$	119.00
Lee Pools (monthly invoice)	=	\$	1,772.99
Sanford Law Group (legal services)	=	\$	750.00
Lee County Tax Collector (property taxes)	=	\$	160.00
Duke Energy (electricity service at the pool)	=	\$	378.80
Bush Creek, LLC (large limb removal)	=	\$	200.00
Vector Security (pool security system)	=	\$	15.75
Chris Engelbrecht (concrete mix, fence post)	=	\$	128.86

Total Disbursements = \$ 3,905.83

Bill received the approved CTA budget for next year and passed out a proposed budget for Sedgemoor POA. Board members are requested to review, provide suggested changes to Bill and discuss at a special meeting on September 16 at 5:00pm at the pool to adopt the proposed budget. Letters will then be sent within 30 days via USPS to all residents and lot owners with a summary of the proposed budget and include the suggested annual assessment rates and biographies of new BOD candidates.

Sedgemoor's Annual Meeting will be held on Thursday, November 12, 2026 at 5:30pm at Carolina Trace Country Club. The purpose of this meeting is to:

1. Ratify the 2026 budget
2. Election of new board members
3. Thank outgoing board members
4. Provide the community an opportunity to ask the board questions

Road and Grounds report from Tom Hanley:

The branch overhanging Argyll near 3215 was removed by Bush Creek, LLC.

Spectrum cut electricity to the Sedgemoor/Woodmere entry while laying fiber along Traceway. They will restore the electricity ASAP.

Social report from Barbara Lewis:

A pool closing pot luck party is scheduled for September 19th from 4 – 6. A flyer has been emailed to all residents.

Barbara is in the process of meeting new residents at #512, #3239 and #3258. Welcome to Sedgemoor!

Architectural Committee report by Jim Smith:

No report.

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 September 7 from Sedgemoor BOD.

Utilities: Kinetic Fiber is coming, also possibly Ripple Fiber. Service agreements are to be provided. Kinetic requested a contact person for Sedgemoor in case there are any access issues to install the cables. Mark Clemens graciously agreed to be that person.

Pool and Recreational Area Maintenance provided by Chris Engelbrecht:

1. Normal maintenance is ongoing. No issues to report
2. One fence panel on the northern side of the pavilion was lifting from the ground, creating an opening that could allow a small person or animal to access the pool. The panel was pulled down and secured to the ground. The cost of items to fix the fence was less than \$ 30.00. Thank you to Mark Clemens for your help.
3. A message was sent to our Sedgemoor community to inform them of the opening of the pool, for another week, as decided in the previous board meeting. We will monitor the pool during the week of 14 to 19th September to see if residents are using it.

Lisa agreed to provide a pool fob usage report for that time period.

The following areas require attention and will be addressed based on severity and available budget.

- Remove the big mimosa trees on the northern side of the pool.
- Seal all cracks in the pool deck.
- Install a gutter system above the bathrooms.
- Replace two lounge chairs.
- Replace the rotting retaining timber in front of the bathrooms.
- Repair the rotting wood on the exterior bathroom and pavilion walls.
- Repair the retaining bricks in the parking area.

President's Report by John Kirkman:

A special board meeting will be held September 16, 2026 at 5:00pm for the sole purpose of confirming the 2027 budget now that the CTA budget has been finalized.

Ready to join the board and serve your neighborhood? Please contact any board member – and thank you in advance! One more position is available.

The nominating committee includes John, Mark and Lisa.

New Business:

None

Old Business:

None

The meeting was adjourned at 6:07pm.

The next monthly board meeting will be held on October 8, 5:30 pm in the Governor's room at CTCC.

Respectfully submitted,

Lisa Roberts, Sedgemoor Secretary