

Sedgemoor POA Board of Directors meeting

February 8, 2023

Present: Jim Smith, Winnie Willis, Debbie Nolan, Ty Boswell, Tom Hanley and Bob Johnson

Meeting was called to order by Bob Johnson and Jim Smith

@ 5:30 pm

Approval of Minutes: Motion was made by Jim Smith and seconded by Tom Hanley to approve minutes of January 2023. Minutes were approved.

Treasurer's Report: Jim Smith reported a balance of \$89,103.53 this includes \$1,525 collected as deposits for the Pool Fob system.

- Money Market balance was \$99,455.93. Interest for January was \$4.22.
- In January POA received a check in the amount of \$3,182 as part of the settlement from the sale of lot 3272. This included \$920 in late fees. The lot has been deeded to Lake Trace Properties, LLC. However correspondence should be sent to:
 - Jocelyn Minier
 - 929 South 4th Street
 - Lindenhurst, NY 11757.

- 67 OF 103 improved lots paid through 1/31 for an amount of \$46,958.34
- 38 of 67 unimproved lots paid through 1/31 for an amount of \$13,510.00.
- Our CTA assessment for 2023 will be \$12,480 each quarter. The 1st quarter has been paid.
- I received an invoice from Walls Lawn Care in the amount of \$6,700 for the leaf and debris cleanup in January. Will pay once bank signatures have been changed.
- All 1099's were sent to vendors as required by IRS and summary report was sent to Social Security Administration.
- Need to set a meeting time ASAP at First Bank to get signatures changed to new board members. Meeting set for February 10 @ 2:00pm.
- Motion to move \$5,700 out of checking to Money Market account.

Motion made by Bob Johnson and seconded by Ty Boswell. All members voted in favor of motion.

Architectural Report: Carol Pfeiffer

- Surety Bond
- Vance Groce Jr. was notified that the Surety Bond would not be required at the time the application is submitted for approval. Rather it would be required upon the application approval, and before the approval is sent to the Lee County Building Dept. per Guidance from Bob.

Spring Letter:

- Circling back on a template for the Spring Letter
- Will add verbiage about mailbox appearance due to complaint from Chris V.

- **Website:** Sedgemoorpoa.com

- Architectural Documents- still has Sarah's name and phone number after the Architectural Review Committee description.

- The "Keeping up Sedgemoor Appearances" document also has Sarah's name. The Navy Federal Credit Union has been removed, however the tab that opens in browser still say Navy Federal Credit Union.

- Architectural Standards Document has Sarah's name and number.

- **Dead Tree-** Lot# 3222 update
Contacted Mr. Paul Lyon via USPS letter sent January 24th with a deadline of February 28th.
- **Fallen Tree:**
- Tree Near #8 Tee-Board Consensus was that the tree is on CTA property.

- **New Construction**

Mariana Cornejo from S&R Elite Investments requested documents to fill out to begin the approval process for new construction at 3207 Argyll Dr.

- Sent Mariana the website url to obtain documents.

Roads and Grounds: Tom Hanley and Ty Boswell

- Barry Walls completed the Spring Cleanup.
- Yard Debris Pickup template needs update for next pickup (old/too vague). Separated into 3 categories; (1) sticks, branches and trees, (2) leaves and (3) pine straw.
- No mud or grass chunks, rocks – can break his machine.
- Crack sealing on last year's road patches scheduled with Mark Mitchell. Doing in late February-has a similar project in North Shore POA. Will do at same time.
- Awaiting quotes for signs- (1) No exit at top of Perth (2) Yield on outgoing Argyll.
- Quote from Carolina Pavement–redo road markings. (Last done 2018).
- Tree Removal of dead tree in common area near end of Sedgemoor/Trentwood entrance area. Emailed Trentwood to split \$300 fee from Lett's tree service.
- Chris Vivertte- wants to discuss trees that have branches coming out near roads-mostly on unimproved lots.

CTA Report: Winnie Willis

- Grant Gilbert, membership Director, and Vince Ray, utilities, discussed the Carolina Water Service request for rate increase which will average \$7.78 a month for 3500 gallons. They want the POAs to petition the Governor to change the seven commissioners to people who are more sympathetic to our needs.
- **Sedgemoor Business:**
- Chris Viverette said the fallen tree between the 8 and 11 tees is part of the easement for the cart path on country club property, so it is their responsibility.
- I shared Sedgemoor's consensus that for the sake of safety we suggest that lighting be installed on the sides of the road leading to the Carolina Trace Country Club. Reflectors could be placed along the road edges. Fiberglass beds could be mixed with paint to light up the road and solar powered lights could illuminate the CTCC sign.
- I shared that the roads needs to be widened on hole #5 of the creek course on Traceway near the bathrooms because of a steep drop off.

Social Report: Lisa Roberts

- Debbie Nolan will be sending out signup sheets for volunteers to host Dinner and Golf Social.

Old Business: "Surety Bond clarification

Surety Bond will be submitted at the time of application has been approved, Bob will make the alterations and will bring it back to meeting next month.

New Business:

- Water Rate increase less than \$8.00 on 3500 gallons.
- Signs at Perth and Argyll: Changing sign on Argyll to yield on outbound.

Motion to adjourn meeting by Jim Smith and second by Bob Johnson @ 6: 35pm.

Respectfully,
Debbie Nolan