

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:

A. By-Laws Amendments

1. Short Term Rentals
2. Fences
3. Un-reregistered vehicles

B. Branch and Tree Cutting

New Business:

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

Respectfully your secretary,
Debbie Nolan