

Sedgemoor BOD meeting Minutes

November 09, 2023

The Sedgemoor Board of Directors meeting convened on November 09, 2023 @ 5:30 p.m. at Carolina Trace Country Club.

Present as follows: Tom Hanley, Chris Viverette, Jim Smith, Bob Johnson and Debbie Nolan.

Jim Smith motioned to begin the meeting, seconded by Chris Viverette.

Jim Smith motioned to approve November Minutes and Chris Viverette Seconded the motion.

Jim Smith, Treasurer reports as follows:

- The checking account Balance at the end of October was \$49,590.15. This balance includes \$1,825 collected as deposits for the Pool Fob system.
- Money Market balance was \$105,194.71. Interest for October was \$4.47.
- 102 of 103 improved lots paid thru 10/31 for an amount of \$72,703.40. With lot 3264 continuing to make payments.
- All 67 of 67 unimproved lots have paid for an amount of \$23,575.00.

Disbursement for October were as follows:

Carolina Water -- \$120.24

Carolina Trace Association --\$12,480.00

Walls Lawn Care -- \$360.00

Carolina Trace Country Club --\$34.16 (New Resident Dinner)

Windstream NC --\$12.54

Duke Energy ---\$113.23

Vector Security --\$15.00 (formerly ADS Security)

Debbie Nolan--\$142.62 (Annual Mailings)

Walls Lawn Care--\$3650.00 (Grounds Maintenance)

**Chris Viverette Social New Residents Report follows:
New Resident Welcoming Report.**

Properties listed below are undergoing a change in ownership and currently vacant:

- 1) 555 Argyll Dr. – Under contract & waiting to close (sale completed- Deal is done & completed).
- 2) 3276 Edinburgh Dr. Under contract & waiting to close (still waiting for sale of this property to close. It remains marked as pending or under contract).
- 3) 3261 Yorkshire Circle- Undergoing renovations by new owners (No, property is still vacant).

Once these properties become occupied, I will contact the new residents and provide them with a Welcome to Sedgemoor Booklets.

Additionally, I will gather their contact information and report that to BOD members.

In January of 2024, I will turn over duties of Sedgemoor Greetings of New Residents to the new person designated to assume the social duties for the 2024 BOD.

Any questions or concerns, please contact me:

Chris Viverette
(919) 805-6160

Christopher.m.viverette@gmail.com

Tom Hanley CTA reports the following:

- Santa Brunch – invite all members.
- Tree removal going toward front gate– November 13th – Expect delays & possible detours.
- Christmas decorating- requesting volunteers after Thanksgiving.
- Larry Steigler Budget – more improved lots.
- South Gate reader hit by resident – Sheriff’s report submitted.
- Nomination for 2024: Katie Wood President, Vice President Joe Zenga, Secretary Sharon Sheldon and Treasurer Randi Constant.
- Community Food Drive – Collection points at POA going to 5 & 2 food bank.

- 2024 Reline Project
- Toys for Tots Nov 2nd trough Dec. – drop off at fire dept.

Tom Hanley & Ty Boswell Roads and Ground Committee reports the following:

- Perth /Kirk Ct paving project completed.
- Leaf pick-up later this year
- 2 new outdoor chaise lounge chairs at pool
- 2024 relieve Road Project

Carol Pfeifer – Architectural reports the following:

- Alteration request
538
- Request to enclose ground level area under existing deck.
- **Approved**

Construction request- 2 new homes- one builder

- 3277 Edinburgh & 504 Argyll
- Approved Granted to clear lots and build.
- Building permit from county needs submitted before building begins.

Old Business:

- By-Laws Amendments
- Short term leases
- Fences
- Unregistered Vehicles

New Business:

The Sedgemoor Board of Directors would like to Welcome the new members. Mike Carey, John Kirkman, Bill Beaudin and Niki Kendall.

The R&R ballots will be mailed out within 3 weeks. Please vote yes if you agree with the new changes.

Motion to adjourned meeting by Chris Viverette and second by Jim Smith @ 6:08 p.m.

Respectfully submitted,

Debbie Nolan