

Sedgemoor POA Board of Directors Meeting Minutes

April 11, 2024

Present: Jim Smith, Ty Boswell, Mike Carey, Bill Beaudin and John Kirkman. Debbie Nolan was ill and not able to attend so John Kirkman volunteered to consolidate the reports and to forward them to her for distribution.

The meeting was called to order at 5:33pm by John Kirkman after the attendees agreed they had a quorum.

Approval of Minutes for March Meeting: John Kirkman entertained a motion to approved the minutes and Mike Carey made the motion. The minutes were approved.

Treasurer's Report: Bill Beaudin reported the checking account balance at the end of March was \$110,044.04. The balance includes \$1,825.00 for deposits for the Pool FOB system. The Money Market balance at the end of March, 2024 was \$105,216.59. Interest earned for March was \$4.17.

Deposits made through March for 2024 Assessments were as follows:

Improved Lots	=	94
Unimproved Lots	=	60
Total	=	154 (90.5%)

Late fees collected in March = \$100.00

Disbursements for March were as follows:

Carolina Water Service (water at Pool)	=	\$76.85
William Beaudin (Admin – 1 roll of stamps)	=	\$68.00
Vector (pool security)	=	\$15.00
Duke Energy (electric service at pool)	=	\$40.97
Windstream (telephone service/vacation rate)	=	\$47.57
Total Disbursements	=	\$248.39

Architectural Committee Report: Chair Jim Smith reported two dead trees on Lot 549 need to be removed ASAP. Lett Tree Service has quoted the charge of \$1,400.00 for cutting and removing trees. Gated Properties has not been responsive in having the trees removed so Jim Smith will have Lett proceed with their removal.

New Construction

Lot 3255 Yorkshire has been approved and the building permit has been received. The lot is almost done with the clearing.

Lot 3288 Edinburgh – Lot has been surveyed and the same developer for 3255 will be working on that next. All required paperwork has been submitted and the Lee County Building Permit has been received.

Lot 3304 – The first plan for the house was rejected because it only had a single car garage. The Architectural Committee is waiting on a revised plan.

Lot 3273 Argyll – Plans have been approved and are awaiting on the Lee County Permit.

Lot 3295 Edinburgh – Received an inquiry about new construction requirements.

Lot 3207 – Jim was contacted on April 11 by the new owner who has plans to build.

Social Report: Social Chairman Mike Carey welcomed Pat and John Rummage and their four children at their new home at 3276 Edinburgh Drive. Mike will continue to check the CTA new residents list for any new residents to Sedgemoor. He also has learned that 3204 Belfast Lane will become a rental property by this summer.

After a discussion with the POA Directors, it was agreed that the pool will open on Saturday, May 18. More information will follow as we get closer to the opening.

Roads and Grounds: Vice President and Chair Ty Boswell reported on the necessary steps that need to be taken prior to the pool opening. The pool building roofs and the pool deck will be treated for algae and will be pressure washed on April 23 by ACS Pressure Washing. Prior to the pool opening on May 18, the emergency phone will be taken out of vacation mode. Fix-It Plumbing will conduct a back-flow prevention test. Our long serving pool contractor Joshua

Godfrey will facilitate the Lee County Environmental Health public pool inspection. All residents and guests are reminded **NO GLASS CONTAINERS ARE PERMITTED INSIDE THE FENCED AREA OF THE POOL.**

Road restriping that was originally budgeted and scheduled for 2024 will be delayed to 2025 because of the increased heavy equipment traffic expected to continue through this year.

Debris pickup will be conducted the first week in May. The exact day will be determined by the contractor. Resident are asked to please have all yard debris to the roadside no later than Sunday, April 28. This is mixed debris pickup that can include sticks, leaves, pine straw and other common yard debris. No building materials will be accepted and no branches/logs larger than 5 inches in diameter. An informational flyer will be emailed soon.

There was no old business or new business. The meeting adjourned at 6:34pm

Next board meeting will be held in Governors Room @ CTCC May 9, 2024 5:30 pm.