

# **Sedgemoor POA Board of Directors Meeting**

**May 9, 2024, at 5:30 pm**

**Present: Mike Carey, Debbie Nolan John Kirkman, Ty Boswell, Bill Beaudin, Jim Smith, and Tom Hanley**

**Approval of April Minutes: Tom Hanley seconded by Mike Carey.**

## **Treasurer Bill Beaudin reports as follows:**

- 1.** Checking Account balance at the end of April was \$99,683.35 which includes \$1,875.00 collected as deposits for the Pool Fob system.
- 2.** Money Market balance at the end of April was \$105,220.90 interest earned for March was \$4.17.
- 3.** Deposits made thru April for 2024 Assessments were as follows:  
Improved Lots = 97  
Unimproved Lots = 63  
Total = 160 (94%)
- 4.** Late fees collected in April= \$188.00

## **Disbursements for April were as follows:**

Carolina Water Service (water service at pool).	= \$	76.85
CTA Quarterly Assessments	= \$	13,320.00
Debbie Nolan (POA web renewal).	= \$	70.95
Josh Watkins (pressure washing at the pool).	= \$	590.00
Vector (pool security).	= \$	15.00

Duke Energy (electric service at pool).	= \$	40.85
Windstream (Telephone service at pool).	= \$	47.47
Total Disbursements		= \$14,161.12

**Social Mike Carey reports as follows:**

Mike Carey greets Bob and Cindy Higginson at 513 Argyll.  
Also getting ready for the pool opening on May 18<sup>th</sup>.

**Looking for volunteers to open/close the pool.** Each volunteer will have one week that runs from Sunday to the following Saturday. Pool hours will be 9:00 am to 8:00 pm.

**Architectural Committee Chairperson Jim Smith reports the following:**

Lot 549 – Two dead trees must be removed ASAP. Letter was mailed on 2/7/24. Another letter mailed on 5/3/24. The quote from Lett’s was \$1,400. Carolina Trace Gated Properties, Cory Rushatz contacted me on. He is still attempting to stall. He was saying that he was setting up a survey, but this is the same that he said a couple of months ago. A text was sent on the 9th to him. The text stated that I need to see surveyor stakes up on the 13th or I will call Wayne Lett to schedule the removal of the trees.

**NEW CONSTRUCTION**

Lot 3255 Yorkshire has been approved and the building permit has been received.

Construction is underway.

Lot 3288 Edinburgh has been approved and the building permit has been received.

Construction is underway.

Lot 3304 – The first plan for the house was rejected because it only had a single car garage.

Waiting on revised plan. Still no new proposal has been received.

Lot 3273 Argyll - Plans had been approved and Lee County Permit has been received. They

have begun clearing the lot.

Lot 3295 Edinburgh has made an inquiry about new construction requirements but may have some issues with the garage size not meeting the POA R&R's. Still no follow-up.

Lot 3207 contacted by today Jorg Chan, who had purchased the lot and has plans to build.

Still no update.

Lot 531 – Jay Norris purchased the lot and has given me all the documents. Waiting on

Architecture Board signatures. Will provide a refundable check for \$3000 to POA for road damage during construction.

Lot 3258 Yorkshire - has given me all the documents. Waiting on Architecture Board

signatures. Will provide a refundable check for \$3000 to POA for road damage during construction

Lot 3260 Yorkshire - has given me all the documents. Waiting on Architecture Board signatures. Will provide a refundable check for \$3000 to POA for road damage during Construction.

## **Roads and Grounds Ty Boswell reports the following:**

A load of woodchip will be delivered in the next few days for the pool landscaping. Once an exact date is known, an email will be sent out requesting volunteers to assist with the spreading.

The stone wall on the golf course side of the bridge on Argyll will be repaired later this month. If you see wooden forms against this wall, please do not touch them, they are in place to hold the masonry mortar as it dries.

## **CTA Chair Tom Hanley reports as follows:**

### **Security & Safety Committee (S&S)**

**Update to Automated Visitor Pass System** – Approximately 51 % of CT resident property owners have signed up to use the new Gate Sentry system. There has been positive feedback from visitors, guests, etc., citing, for example, the need to show a license only once for subsequent arrivals. Residents using the system say much the same and especially appreciate the notice they receive when someone checks in at the Gate House. If you did not receive information on this, please contact project manager Jody Jackett ([gatesentrypm@gmail.com](mailto:gatesentrypm@gmail.com)). Questions are also addressed on the CTA website at <https://www.carolinatrace.org/p/Gate-Sentry-Guest-Pass-System>

**E-sticker Sales** – In response to POA requests, S&S will be adding weekend hours to the e-sticker sales times. Right now, e-stickers are available M-F, 7 am-1 pm, credit or debit only, no cash or checks. When weekend sales open, the update will be posted on the media centers. S&S appreciates your patience during this time.

**Gate Work** – In April, S&S replaced the visitor gate switch at Gate House with a more reliable model, and corrected the original faulty installation of, and apparent recent damage to, the South Entry gate. S&S replaced intentionally damaged North Entry gate (driver's insurance paid). The opening/closing time of each gate on North entrance will be adjusted. If you notice issues or damage to the gate(s), email Security & Safety chair Joe Zanga, [ctavicep@gmail.com](mailto:ctavicep@gmail.com)

**Carolina Trace Residents Boat Registration** - All boat owners (fishing, kayak, pontoon, etc.) in Carolina Trace should fill out a registration form that allows boat owners to stay informed about Lake Trace updates. This information has also been helpful in tracking down owners when boats become loose from their moorings and float away. Details and the form are on the CTA website: <https://www.carolinatrace.org/p/Lake-Trace-Recreation>

**May 23, 6 pm, May 24, 6 pm or May 25, 9 am - Stop the Bleed Courses:**

May is "Stop the Bleed" month. Anyone interested in learning how to stop bleeding in a person who has sustained a traumatic injury should attend one of these courses. There different days/times are being offered but you only have to attend one. Classes are limited to 20 people. All classes will be at the Carolina Trace Fire Department training room. The signup link for the course is: <https://doodle.com/meeting/participate/id/b4Yz8j2d>. For questions, contact Penny Turner at [leectynccert@gmail.com](mailto:leectynccert@gmail.com).

**Trace Lake & Dam Committee (TLDC)**

Community questions or concerns about Lake Trace or the country club's management of the lake should be directed only to Bill Huggins, chair of the committee, at this email address: [TLDCChair@gmail.com](mailto:TLDCChair@gmail.com). Bill is CTA's sole liaison with the country club regarding Lake Trace and the dam.

**Hydrilla Watch!** Warm temperatures and sunshine mean we're back to our hydrilla watch. Please report the locations of hydrilla sightings to Bill Huggins at the above email address.

**Ducks Unlimited Wood Duck Nest Program:** Three POAs (Hidden Lake, Woodfield and Sedgemoor) and six lakefront property owners have contacted TLDC about having Duck Nests on their property.

**Community Hotline:** Call 919.499.2722 *OR* the Gatehouse line, option 2. The hotline will provide the status of roads, gates, and utilities.

Any question please contact Tom Hanley 315-790-1368  
[Hanleytom7@gmail.com](mailto:Hanleytom7@gmail.com)

Old Business - None

New Business - None

Motion to adjourn by John Kirkman and seconded by Debbie Nolan  
@ 6:15 pm.

Next board meeting will be June 13<sup>th</sup> @ 5:30 at CTCC.

Thank You,  
Debbie S. Nolan  
Sedgemoor Secretary

