

Sedgemoor POA Board of Directors Meeting Minutes

October 10, 2024

Present: John Kirkman, Debbie Nolan, Mike Bink, Jim Smith, Ty Boswell, Tom Hanley & Mike Carey

Treasurer Bill Beaudin reports as follows:

1. Checking Account Balance at the end of September was \$87,653.79. Checking Account Balance also includes a total
Of \$9000.00 from residential contractors as deposits for potential road damages that may occur during new home Construction.
2. Money Market balance at the end of September was \$105,242.90 which includes interest earned for September of \$4.31.
3. Deposits made thru September for 2024 Assessments are as follows:
Improved lots = 103 each
Unimproved Lots = 63 each
Total = 166 (98%)

Disbursements for September were as follows:

Walls Lawn Service (mowing).	\$	720.00
Jim Smith (postage for certified letter for #3304).	\$	9.68
Conway Tree Service	\$	400.00
Duke Energy (electric service at pool	\$	373.77
Vector Security (alarm service at pool	\$	15.00
Windstream (telephone service at pool	\$	86.16
Lee Pool (pool maintenance)	\$	6910.00

Total Disbursements = \$ 8514.61

(Invoice has been sent to Paul Lyon for work performed by Sabrina Fry).

(There is a balance of \$100.00 in late fees due to Sedgemoor POA for 1 Improved Lor Owner).

CTA Chair Tom Hanley reports as follows:

E-sticker Sales Extended: Hours are now M-F, 7 a.m. to 1 p.m., and 2-6 p.m. Credit or debit cards only.

South Gate Barrier/Lift Gate Update: Cement work was completed. The next step is bollard installation that should protect the gate

arm housing from vehicle damage. Thanks for your patience while the upgrades to this access point are made.

Culvert Work to Begin Later This Month: The Board approved funding to repair the "waterfall" culvert that runs under Traceway at its intersection

with Country Club Drive. The Board was advised that CTCC will repair its portion of the culvert at the same time. In order to further save on contractor

mobilization fees, the Board also approved similar work on three additional culverts that were originally planned for repair in early 2025 to coincide with

the "waterfall" culvert. In 2025, TRAM will be reviewing other culvert work on CTA property as well as reaching out to POAs to see if cost-sharing the

contractor's mobilization fee is a possibility.

2025 Nominations Now Due: The Nominations report will be submitted at the November 6 CTA Board meeting. The Nominations Committee,

responsible for recruiting and presenting candidates for the 2025 slate of officers for the CTA Board is comprised of: Elaine Bednarcik (Woodfield POA),

Tom Boerger (Villages at Trace POA), and Maureen Travis (North Shore POA). All officers serve at the pleasure of the Board for a one-year term.

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

Roads and Grounds Ty Boswell reports as follows:

Roads and Grounds - The pool step repairs are currently underway.

Architectural Chair Jim Smith reports as follows:

New Construction

Lot 3255 Yorkshire- Construction complete on Certificate of Occupancy.

Lot 3304- Property was sold to another individual on 8/9/2024. As we did not now of the sale, per our R&R's proper notification was not followed therefore the

New owners are not liable for the cleanup. Bill Beaudin sent a letter to the new owners in an attempt to collect the cleanup costs. The letter did include the

2024 assessments and late fees. I met with Attorney Lucas on 10/8 to discuss this property. He said if they are required to pay the assessments and if

They offer anything towards the cleanup, take it. We can't withhold building plans if they don't pay the cleanup costs. All may not be lost as a selling point

can say that there is a significant savings on preparing the lot for construction.

Lot 3273 Argyll- Plans have changed to build smaller house around 1650 sq. ft. He has resubmitted a new design to Lee County. Will put silt fence across entire

bottom of property until construction commences.

Lot 3207 – No additional contact. Per Bill has not paid assessments.

Lot 531 – Work continues.

Lot 532 – Has begun the application process.

Lot 3258 Yorkshire- Per email on 10/8 they are waiting on an additional quote and expect to begin in 2-4 weeks.

Lot 3260 Yorkshire- Per email on 10/8 they are waiting on an additional quote and expect to begin in 2-4 weeks.

Lot 3256 and 3303 – Since I was meeting with Attorney Lucas, Bill gave me these two lots to place lien on.

Bill said after repeated notices he has had no response.

Old Business- None

New Business-

We are currently looking for volunteers to assist with the newly approved Stormwater Runoff and Drainage Special Committee (see attached synopsis).

If interested, please contact a POA Board member or Mike Bink. 843-610-1040 **(Please see attachment)**.

New Budget for 2025 was approved at meeting for improved and unimproved lots assessment all will remain the same Motioned by Debbie Nolan and second

Ty Boswell and the vote was unanimous.

The Board will be sending out in mail the new Proposed budget for(2025) and nominate committee for new board members please send them back before

November 12th.

Next board meeting and annual meeting will be November 14th at CTCC

Motion to adjourned meeting by Tom Hanley and second Mike Bink at 6:35p.m.

Secretary,

Debbie Nolan

