

Sedgemoor BOD Meeting Minutes

March 8, 2023

The Sedgemoor Board of Directors meeting convened on March 8, 2023, at 5:30 p.m. in the Governor's Room of CTCC. Present were the following: Bob Johnson, Tom Hanley, Jim Smith, Ty Boswell, Carol Pfeiffer, and Winnie Willis.

After the February minutes were approved by Jim Smith and Tom Hanley, Treasurer Jim Smith reported a Sedgemoor treasury balance of \$101,654.39 and a Money Market balance of \$99,459.74. Jim mailed our Federal taxes using Tax form 1140H on February 24, 2023. He reported that 90 of 103 improved lots have been paid through February 28 amounting to \$62,436.68 and that 61 of 67 unimproved lots have also been paid amounting to \$22,750. He mailed letters to 15 property owners for past-due assessments for E-stickers that must be paid by April 15 in order to gain access to Carolina Trace.

Ty Boswell and Tom Hanley of Roads and Grounds reported that regular maintenance will be conducted bi-weekly at a cost of \$180 per service. Bush trimming will be conducted two times per year at a cost of \$125 an hour. Vegetation Control will be charged \$30 per gallon of material utilized.

Carol Pfeiffer of the Architectural Committee reported the following:

- Spring cleanup letters have been mailed to residents.
- Paul Lyon's dead tree on Lot #3222 will be removed this month.
- New wheat-colored siding, gutters and white trim have been approved for 548 Perth Drive.
- Widening of the driveway at 3211 Argyll Dr. has been approved; it will be 50' x 6'.
- Carol has not received a response from Mariana Cornejo of S & R Elite Investments who requested documents to begin the approval process for new construction at 3207 Argyll Dr.

The board approved Bob Johnson's recommended revision for new construction applications stating that "The application will NOT be submitted to the Lee County

Building Department until the Surety Bond is submitted." Winnie Willis voted to approve the revision and Ty Boswell seconded it.

Winnie Willis reported the following from the March 7, 2023, CTA Board of Directors' Zoom meeting:

- General Manager Ray Reyes said that 2022 was the best membership year to date.
- Fire Chief Chris Myers reported that they have run 40 calls so far this year and that the Fire Advisory Board will be working on long-range goals to improve their services. The Junior Volunteer Program has six members.
- Kate Woods reminded POAs to forward all emails from CTA to POA residents. She encouraged everyone to use CarolinaTrace.org.
- CTA will be taking bids for completing the past three years' audits.
- Gatehouse Security reported that two cars have been stolen in the past six months. We should remind residents that if they experience a crime to first call 911, then the Sheriff's office, and then report it to the Gatehouse so they can track patterns and types of crimes.
- CTA will resume paying \$100 a month for trash pickup along Traceway.
- South Landing will form a committee to study wildlife control issues.

Lisa Roberts of the Social Committee Reported the following :

- We have volunteers to host Sedgemoor day through the end of December, and wishes to Thank everyone who stepped up to do this. She will work with the pro shop to make sure that we have our noon time golf outing reserved for each month starting in April.
- I am working with Josh, our pool maintenance guy, to replace the pool's sand filter. Will also work with him about dates to open the pool and there are several pool opening tasks that will need to be performed.

The meeting adjourned at 6:25 p.m.

Respectfully,
Debbie Nolan

