

Golf East Quarterly Board Meeting

May 13, 2026

Meeting Agenda

Call to Order— 7:01 PM

Board Members present: President, Sherrie Ivey; Vice President, Todd Lowe; CTA Director, Rolf Grandstaff; and Secretary, Phylisha South

Number of Residents present: 12

Secretary's Report—approval of Minutes; Approved with a second by Rolf.

Treasurer's Report

See enclosed report.

CTA Director's Report

Golf East CTA Director Report – May 2026

The best source for news of what's going on with Carolina Trace is to read the CTA News that the CTA Secretary, Sharon Sheldon, sends out as an email every month. It's a very readable summary update of CTA issues as addressed by the CTA Board and also includes lots of information of interest to POA residents. This information is also available at the CTA Website (carolinatrace.org) under "News" in right hand column.

Please note that there is always a need for volunteers to help with various projects on committees like Trace Roads and Maintenance (TRAM), Trace Lake and Dam (TLDC), Safety and Security, among others and your help is much appreciated.

Some items of note...

Lake Trace - At the most recent (May) CTA meeting there was more discussion about the hydrilla growth in Lake Trace which was out of control last summer. The first and second treatments in the lake were completed on April 1 and April 30 for 2026 with a third treatment planned for late May/early June. The Country Club is looking at a multi-year plan for hydrilla treatment to include other lake management companies (Triangle Pond and Foster Lake Management) in addition to Solitude.

TLDC has arranged for another round of water quality sampling and testing to be done this month of Lake Trace. NCSU will also be testing the lake in July including for algae blooms. (TLDC is a new water treatment company). Recommend no swimming in the lake and catch and release of fish.

New Internet Provider - CTA volunteers are working with internet provider TING to provide an alternative reliable/economical high speed internet fiber optic for Carolina Trace. TING is looking to provide a 6-12 month build out for CT. They will need a critical mass of homes (700-900) to agree to participate. The CTA Board approved a quick survey of Trace residents to find out why more are not signing up for the Ting internet. The survey received strong participation across every POA, with 91 residents (26%) having already committed to Ting fiber and 260 indicating they have not. Comments reflect widespread frustration with Spectrum's outages and costs, alongside enthusiasm for fiber if barriers like shorter commitments, clearer rollout timelines, construction disruption plans, and military/renter exceptions are addressed. Overall, the data shows solid interest and momentum. The Utilities Committee plans to share these results with Ting to explore ways to increase participation.

Carolina Water Service (CWS) Rate Increase – CWS is currently proposing a water rate increase that will increase residents' water bills 49% over the next few years. The CTA Board is fighting this increase along with other affected communities. The Board recently hired a utilities attorney to contest the rate increase at the public utilities hearings. The Utilities Commission has completed the hearing on the rate increase and is required to issue a decision by May 28th.

North Gate (Cox Mill) - CTA volunteers have been working hard to keep the automated gates in good working order as CTA has still not been able to locate a reliable vendor to maintain them. The search continues by Safety and Security staff. The tension wire for the North (back) exit gate has been repaired and the gate is now back in operation after a truck struck the gate arm.

- Rolf Grandstaff

Committee Reports

-Architectural Committee

Golf East Architectural Committee

Prepared By Tyler Beasley, Committee Chair

Executive Summary

Since the previous quarterly meeting, approximately fifteen review requests have been submitted to the AC. The majority of these requests were filed via the AC Request form, although a few continue to be received through direct email correspondence.

Decisions & Approvals

- Approved parking variation requests.

- Authorized mailbox installations and updates at 1900, 1916, and another home on Wedgewood.
- Approved siding replacement at 1940 Wedgewood.
- Approved reimbursement for tree removal on GE easement at 1956 Duffers – will work with Treasurer to issue that once invoice is submitted to AC.
- Addressed real estate agent inquiries about construction specifics in GE, utilities, and approval process for homes with attached structures.

Issues & Concerns

Repeated inquiries regarding mailboxes indicate that our present documentation does not provide explicit specifications for their construction. It is recommended that we develop standardized, formalized language to address this deficiency.

-Beautification

Since our last quarterly meeting, our entrance welcomed St. Patrick's Day with green -clad gnomes and plenty of shamrocks. Recently updated decorations were set up for the patriotic of Memorial Day, Flag Day, and Independence Day. Thanks to those who served, and their patient spouses.

Trimming was performed and weeding done. Thanks to volunteers Marie, Ginger, Gail, Mary, Melissa and Mr. Rick.

-Communication/Website

The Communications Committee includes Katrina Robeck and Dana Yerger.

The Comm Comm continues its duties to:

- monitor the primary Golf East email address, handling incoming mail as appropriate
- forward emails to residents of Golf East as requested by members of the Board, by Golf East Committees, and by Carolina Trace (CTA)
- maintain the Golf East website www.golfeast.org
- maintain the security of the Google Drive where Golf East digital data are stored
- maintain a current contact list for the properties in Golf East. We coordinate with the Treasurer, Welcoming Committee, and our Golf East Facebook administrator when there are changes.

We have been able to find and/or correct some missing email addresses this quarter, due to resident input, some lucky Web research, and from information gathered by our Golf East Treasurer, Steve Pierson, as he pursued past-due accounts.

A reminder to Golf East residents: if you haven't received any emails from

golfeastpoa@gmail.com recently, we don't have your current contact information! Send an email to golfeastpoa@gmail.com, or use the online contact form that is available from the Golf East website to keep your contact information current. Please know that you can request that your email and/or phone numbers only be shared with the POA Board and Committee Heads.

Board members and Committee Heads, please contact us at golfeastpoa@gmail.com if you need assistance with IDs or with access to the Google Drive.

If you have any suggestions for the website or questions or concerns about our community, send an email to golfeastpoa@gmail.com. NOTE that the POA's Facebook page, maintained by the Social Committee, is another good source of community information. Look for the 'Golf East POA of Carolina Trace' Facebook Group.

-Facilities/Roads & Drainage

The latest news from roads and drains.

1. Members of the committee continue to monitor and remove leaves and debris from culverts and ditches.
2. On request from the GE board the roads and drain committee took the following action.
 - Acquired quotes for both tree removal and asphalt repair on Captains point, Putters Circle and Parr Circle. The asphalt repair quotes also include the hole repair on Duffers Lane.
3. With GE board approval, these actions are done or scheduled.
 - Trees were removed on April 7th from Captains point.
 - Mitchells Paving contacted for the repair of Captains Point, Putters Circle and Duffers Lane. We are currently working with the contractor on dates and timing of repairs.
 - Tree removal on Putters is being scheduled with the contractor.

Received questions about tree removal on owner's property. Tree has fallen down and is leaning over on another tree. Poses risks to cars and walkers. Will get a quote from Bobby Branch and present to the owner for removal.

-Social

Submitted by: Donna Fancher, Chair

Since the last report we had one family volunteer to host a "Thirsty Thursday." We had a nice group of 18 neighbors who enjoyed their time together! We all are looking forward to doing it again.

We are still looking for ideas from our neighbors for new events to encourage relaxing social interactions. All we need is your driveway for neighbors to gather, maybe your cul-de-sac for a block party, or home for a coffee hour?? Just my input, looking for more from the neighborhood!

-Welcoming

There is no welcoming committee report for this quarter. My computer failed and I lost all data. In fact there is no welcoming committee. Jude Mulhern bowed out, and I have been unable to complete the tasks. Perhaps you can ask for a volunteer at tomorrow's meeting? I could give them past information and available materials. I'm sorry I am unable to continue.

-Marie Losquadro

Member update: The Lemons have moved into 1900 Wedgewood.

Old Business

--CCR Amendments and Changes

Attorney collaboration before registering.

AC Protocols will be updated once the CCRs are finalized.

New Business

--President Comments/Proposals

--People are driving too fast. Coming up with ideas. Sherrie asked Brian Little if he could check with the paving companies on costs for speed bumps/speed humps. Residents need to slow down to the speed limit and notify their visitors of the speed limit.

--Town Hall (open question and discussion); none.

Adjournment: 7:42 pm Sherrie moved; Todd second.

Treasurer's Report: 1 Feb 26 - 30 Apr 26

- 1) All POA assessments paid through 27 Apr
- 2) Federal taxes filed, paid \$234 in taxes on interest earned (30%)
- 3) Investigating NC tax filing (generally form only, no taxes have historically been owed)
 - a) Discovered that NC tax forms have not been filed since 2019
 - b) Some other POA's in Trace do not file, however, statute states that if forms have been previously filed, that they must continue: we have filed in the past
 - c) Contacted DJMPS CPA firm in Sanford, will pose this question along with audit
- 4) Combined Road (Main) and Assessment CD's into new, higher interest bearing 12-mo CD (3.2%)
- 5) Rolled Drainage CD into Contingency Money Market account (2.5%)
 - a) Contingency will be used to fund additional tree removal and road improvements
 - b) Once improvements are completed, a new CD will be opened and funds allocated
 - i) Important for future tax liabilities
- 6) Refunded AC deposit of \$5,000 for 1900 Wedgewood and closed account
- 7) Due to risks with Credit Card information processing, we will discontinue this capability

Summary of Transactions for Main Checking Acct: 1 Feb 26 - 30 Apr 26

- 1) Collected \$18,928 in POA assessments
- 2) Refunded \$5,000 AC Deposit
- 3) Paid Q2 CTA Assessment of \$7,680.50 in Apr
- 4) Paid Bobby Branch \$2,800 for branch pick up
- 5) Incurred \$181.38 Service Fees from Intuit (Credit card and transaction fees)
- 6) Paid \$218.27 for utilities expenses
- 7) Paid \$45 in banking fees to Truist
- 8) Paid \$120 to JS Howard Electric for lighting repairs

Summary of Transactions for Contingency Checking Acct: 1 Nov 25 - 31 Jan 26

- 1) Received \$330.99 in interest payments

Remaining Financial Obligations for Period

- 1) Bobby Branch – Captins Pt tree removal \$2,800 pending for 04 May payment
- 2) Carolina Water Svc \$29.61 autopay not processed due to system change, will post in May

MAIN OPERATING CHECKING

BEGINNING BALANCE (5673): February 1, 2026 **\$ 71,384.09**

DEPOSITS

Feb	\$ 14,276.00
Mar	\$ 2,210.00
Apr	\$ 2,442.00
Total	\$ 18,928.00

EXPENSES

Feb	\$	(6,935.99)
Mar	\$	(1,350.09)
Apr	\$	(9,622.41)
Total	\$	(17,908.49)

ENDING BALANCE (5673): April 30, 2026 \$ **72,403.60**

EXPENSES NOT CLEARED

Date	Chk #	Payable to	Descr	Amt
Initiated 4/26		Bobby Branch	Tree removal	\$2,800

CONTINGENCY CHECKING

BEGINNING BALANCE (4364): Nov 1, 2025 \$ **38,290.57**

Transfer from Drainage CD (5837) \$ 46,248.19

Interest Received \$ 330.99

ENDING BALANCE (5837): Jan 31, 2026 \$ **84,869.75**

AC COMMITTEE HOLDING

BEGINNING BALANCE (2164): Feb 01, 2026 \$ **5,000.00**

Transfer to Operating \$ (5,000.00)

ENDING BALANCE (2164): Apr 30, 2026 \$ **-**

ROAD CD

BEGINNING BALANCE (5845): Feb 01, 2026 \$ **167,237.18**

Transfer from Assessment CD (6035) \$ 16,336.29

Interest Received \$ 534.49

ENDING BALANCE (5845): Apr 30, 2026 \$ **184,107.96**

DRAINAGE CD

BEGINNING BALANCE (5837): Feb 01, 2026 \$ **46,238.63**

Interest Received \$ 9.56

Transfer to Contingency (4364) \$(46,248.19)

ENDING BALANCE (5837): Apr 30, 2026 \$ **-**

ASSESSMENT CD

BEGINNING BALANCE (6035): Feb 01, 2026 \$ **16,332.92**

Interest Received \$ 3.37

Transfer to Road CD (5845) \$(16,336.29)

ENDING BALANCE (6035): Apr 30 2026 \$ **-**

TOTAL CD'S \$ **184,107.96**

Total Assets \$ **341,381.31**