

## **Golf East Quarterly Board Meeting**

February 11, 2026

### **Meeting Agenda and Minutes**

Call to Order—7:01 PM (15 members present; four board members (Rolf, Steve, Phylisha (7:10 pm), and TJ)

Secretary's Report—approval of Minutes; motion and second

Treasurer's Report—see attached.

CTA Director's Report

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 an easily 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](http://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 - 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. Hopefully this plan will still go forward in 2026 even though Kate Woods is no longer general manager of the CTCC.

The lake has been lowered by approximately 3 feet until February 19 to help facilitate dock and lake wall repairs by residents. 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 will need a critical mass of homes (700-900) to agree to participate. Ting Internet held their first community meeting on Wednesday, January 21 in the CTCC ballroom. Over 100 residents were in attendance. Many questions were asked and answered, and a majority of those in attendance were supportive of the initiative. Ting plans a direct mail campaign to encourage sign-ups, and at least two more town halls are being planned. 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. CTA's request to the NC Utilities Commission (NCUC) for "intervener status" was approved and CTA has submitted written testimony that will be introduced as part of the early March technical hearings on the case. As permitted by law, CWS received permission from the NCUC to move ahead with its projected increases, beginning with water consumption for March. The increases will be reflected

in your April invoice from CWS. If the NCUC rejects all or part of the rate increase later this year, CWS will owe a refund (with interest) to customers for the unapproved amounts collected. North Gate (Cox Mill) - At the February CTA Board meeting, Security & Safety presented 2 acts of vandalism caught on CTA's cameras at the North Gate recently. The first involves a CT resident who stopped her vehicle on the way out of CT and opened the North entrance gate for a non-resident. The second incident involves a non-resident who deliberately crashed into and damaged the North entrance gate while trespassing into CT. Otherwise, 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.

- Rolf Grandstaff

### **Committee Reports**

-AC (Katrina and Tyler have form working again; if you have a request for review for something, you can use the AC inbox. A database will store the info). Few folks submitted requests to AC to review a couple of exceptions; worked to return money to 1900; 1900 met specifications; approved exceptions on setbacks for pool at 1921 Captain's Point; couple of requests for extended parking.

-Beautification

They say that "Christmas comes but once a year". Fortunately, an electrician was able to examine our lighting issues. The snowflake lights were then able to add a welcoming touch to our entrance sign. Repair of a light fixture near the sign is still in the pending.

The entrance currently boasts its Valentine décor. Valentine's Day is an occasion to remind us of the people we love, including our neighbors here in Golf East! This feat was accomplished by Ginger Moore, Marie Losquadro and her granddaughter Emily. And of course Mr. Rick, who did the tree trimming and weeding.

Our next decorating occasion will be St. Patrick's Day, the week of 2-15-2026. All volunteers are appreciated. Lisa Edgington, (619)861-8985, [Lisaedgington920@gmail.com](mailto:Lisaedgington920@gmail.com)

-Communication/Website

Dana Yerger is the newest member of the Communications Committee (the Comm Comm). Dana is monitoring our email inbox. Many thanks to Michael Rupkalvis for his past work at this job!

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 a current contact list for the properties in Golf East
- maintain the Golf East website [www.golfeast.org](http://www.golfeast.org)
- maintain the security of the Google Drive where Golf East digital data are stored

A reminder: if you haven't received any emails from [golfeastpoa@gmail.com](mailto:golfeastpoa@gmail.com) recently, we don't have your current contact information! Send an email to [golfeastpoa@gmail.com](mailto: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](mailto: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](mailto: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. If you need something on the Facebook page, Michelle Hardin will update it.

#### -Facilities/Roads & Drainage

Thanks to Steve for volunteering to serve on committee. The latest news from roads and drains.

1. We welcome new member Stephen Musser.
  - a. There is need for at minimum one more volunteer.
2. Members of the committee continue to monitor and remove leaves and debris from culverts and ditches.
3. Based on a request of road improvement for Captains Point, on Jan 11th the committee surveyed nearly all the GE roads.
  - a. On Jan. 25th we submitted a recommendation to the board for tree removal before any road work is done.
  - b. In the report we also raised the concern that we are under funded and continue to defer maintenance.

Additional notes: In the process of getting quotes refreshed; will get contractors back out. Latest quotes were from 2021. Will include tree removal. Some trees weren't removed because homeowners pushed back. Previous

committees concerned the POA is underfunded. Steve—roads are bad. Perhaps look at other POAs that have recently paved their roads to see what contractors they used. Loops in POA have trees that are close to the road, and the roads have thin layers of asphalt.

-Social

The Wine Wednesday was not organized by the social committee, although Michelle did do the graphics and our Com Committee posted it for us. This was a great get together, but as posted, due to health reasons, they could no longer host this event. The social committee is in the planning stage of hosting a few similar events at our homes. If anyone is willing to also host one, please let us know.

-Welcoming Committee. Nothing to report.

#### Old Business

- CCR Amendments and Changes
  - Ballots will be going out by mail on February 13th, 2026.
  - Ballots are due back to the POA mailbox by March 13th, 2026.
  - Everyone encouraged to vote.
- Resident request for external audit
  - Sherrie contacted the audit firm that CTA used. However, he is one person, and his response was that is now so overwhelmed with homeowner association audit work that he is not able to take on any more clients. He gave Sherrie another firm to contact, but Sherrie will wait until after tax season (April 15) to reach out to them again, as they did not respond to her first request back in February.

#### New Business

-President's Comments / Proposals

-Town Hall (open question and discussion)

- Tyler—tried to contact Carolina Trace Fire Dep't, and no one answered; Dana said to call 911. Neighbors reached out about roads being iced over. Plans to treat roads? None. Brian—quote to plow roads is old. Tyler's biggest concern is emergency services coming to help elderly. Roads committee (Brian) is happy to get a quote. The correct number was provided to Tyler and posted to the Golf East website subsequent to the meeting.

Adjournment 7:56

**Treasurer's Report: 1 Nov 25 - 31 Jan 26**

- 1) Budget accepted
- 2) 67 out of 82 POA assessments have been paid through 31 Jan (5 more in first week of Feb)

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

- 1) Collected \$55,467 in POA assessments
- 2) Submitted payment to Brick City Law for \$500
- 3) Submitted Q4 CTA Assessment of \$7,538.25 in Nov
- 4) Submitted Q1 CTA Assessment of \$7,680.50 in Jan
- 5) Incurred \$701.38 Service Fees from Intuit
- 6) Paid \$212.38 for utilities expenses
- 7) Paid \$45 in banking fees to Truist

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

- 1) Received \$168.14 in interest payments

**Remaining Financial Obligations for 2025**

- 1) Bobby Branch – Nov branch/limb pickup \$1,600; Notes that it was paid 1/9/26, no check stub

**MAIN OPERATING CHECKING**

**BEGINNING BALANCE (5673): November 1, 2025** **\$ 32,752.79**

**DEPOSITS**

Nov	\$ 1,628.00
Dec	\$ 582.00
Jan	\$ 53,257.00
<b>Total</b>	<b>\$ 55,467.00</b>

**EXPENSES**

Nov	\$ (8,168.20)
Dec	\$ (195.32)
Jan	\$ (8,472.18)
<b>Total</b>	<b>\$(16,835.70)</b>

**ENDING BALANCE (5673): January 31, 2026** **\$ 71,384.09**

**EXPENSES NOT CLEARED**

Date	Chk #	Payable to	Descr	Amt
		Locallogy	Web Services	\$ 120.00
		Bobby Branch	Branch/Limb P/U	\$ 1,600.00

**CONTINGENCY CHECKING**

<b>BEGINNING BALANCE (4364): Nov 1, 2025</b>		<b>\$ 38,122.43</b>
Interest Received	\$ 168.14	
<b>ENDING BALANCE (4364): Jan 31, 2026</b>		<b>\$ 38,290.57</b>

**AC COMMITTEE HOLDING**

ENDING BALANCE (2164): Jan 31, 2026		<b>\$ 5,000.00</b>
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**ROAD CD**

ENDING BALANCE (5845): Jan 31, 2026	#####	
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**DRAINAGE CD**

ENDING BALANCE (5837): Jan 31, 2026	\$ 46,238.63	
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**ASSESSMENT CD**

ENDING BALANCE (6035): August 31, 2025 \$16,329.49	\$ 16,332.92	
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<b>TOTAL CD'S</b>		<b>\$ 229,808.73</b>
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<b>Total Assets</b>		<b>\$ 344,483.39</b>
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