

Golf East Quarterly Board Meeting
August 12, 2026
Meeting Agenda/Minutes

Call to Order—7:03 PM; Members present: President, Sherrie Ivey, Vice President, TJ Lowe, CTA Director, Rolf Grandstaff, Secretary, Phylisha South (arrived 7:30 pm)

16 residents present

Secretary's Report—Approval of May 13, 2026, Quarterly Board Meeting Minutes; approved.

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 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.

Some items of note...

-Lake Trace - Triangle Pond Management (TPC) is making monthly inspections and will introduce 20 triploid (sterile) grass carp in September to effectively control the primrose and hydrilla. They will also be adding a protective screen to contain them over the mouth of the culvert that leads from Stonegate Pond to Carr Creek under Traceway North Lake Trace. There have been numerous reports received of hydrilla or other vegetative infestation of the inlet at Creek #3. The Lake has been experiencing a macro algae bloom (Chara Algae) along a substantial portion of the lake shoreline. The NC State Center for Applied Aquatic Ecology Dept. tested four locations for nutrients and gases that promote algae growth (likely suspects - farming fertilization, increased decomposing biomass from control of hydrilla, climate) with results to be shared with us within 60-90 days. NC State University will also be conducting their annual Bathymetric & Vegetative study for 2026 in mid to late September.

-New Internet Provider - Previously, we received a proposal from TING Internet that required many Trace residents to sign a five-year contract before TING would commit to the installation. The number of signed contracts fell far short of what TING requires, and TING's parent company is actively seeking to sell TING. The Utilities Committee also sought alternate proposals from other providers and reports strong interest from Ripple Fiber, and Kinetic Fiber. Kinetic holds existing easement rights via the Heinz Telephone Company lineage, meaning fiber construction will proceed without a Right of Access agreement and

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regardless of a marketing agreement because they do not need our approval. Basically, all Ripple wants is confirmation from CTA and each POA that Ripple will have permission to enter Trace and the POAs and install their cables and other equipment in our rights-of-way. A “Right of Entry” (ROE) agreement toward that end is being negotiated. When completed the Ripple ROE agreement will have to be approved and signed by CTA and each POA before the project can proceed. Finally, those residents who signed the TING contract are not at-risk should they decide to sign up with Ripple or Kinetic. TING has provided a blanket written release for all Trace residents who signed their 60month agreement.

-Access Control (formerly Safety and Security) - Our new security contractor, St. Moritz, has been on the job for a month. The Access Control Committee is processing lessons learned but many of our policies were not being consistently followed by their predecessor and the sudden uniform application of long-standing policies caused push-back by some residents and regular vendors. The new staff have now climbed the learning curve, and things are running smoothly. But the experience has pointed out the need to make changes to processes, technology, and policies, which St. Moritz and the Committee are evaluating.

- Rolf Grandstaff

Committee Reports

-AC

- Prepared By Tyler Beasley, Committee Chair

-Executive Summary:

Since the previous quarterly meeting, there have been relatively few requests for review from the AC. We have had a few standard requests associated with yard work, updates to structures, etc. We have been in-need of additional members on the AC—Tiffany Spear has agreed to join the AC to support its work.

-Decisions & Approvals

- Approval of updates to backyard at 1908 Wedgewood

- Several parking variation requests which have been approved

- Possible sewage leak that was flagged at 1953 Duffers by Pablo; advised to contact Carolina Water Service to investigate

-Issues & Concerns & Next Steps

We will be issuing communications to several homes in Golf East regarding yard or lot maintenance concerns. We have noticed that there are several

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locations in Golf East that are overgrown, have structures that are beginning to become dilapidated, etc. In accordance with our AC standards for maintaining an aesthetically-appealing lot/yard/structure, we will be issuing formal direction for corrective actions at those locations.

-Beautification

-A flag theme greeted the summer at Golf East entrance. Ginger M., Mary K., Gail F., and Lisa E. scattered the Red, White and Blue. Occasions extended from somber (Memorial Day and 9/11 Day), to cheerful (America's 250th Birthday and Labor Day).

-Tidying up the grounds was accomplished as well. Lisa weeded and raked. Rick supplied the electric saw and the ladder work.

-Fall decorations will come out in September. Any volunteers are appreciated. Until then, "YOU're a Grand Old Flag".

Respectfully submitted,
Lisa Edgington, chair
(619)861-8985
Lisaedgington920@gmail.com

-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. After the new CCRs were finalized, we posted a pdf copy to the website. The Comm Comm is ready to post the amended Architectural Protocol document when that is ready.
- 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.

Notes for the Golf East community:

-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.

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-Board members and Committee Heads, please contact the Comm Comm 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 removed trash and debris from culverts and ditches in late June. We also thank the residents that also took action to help.

-The team will continue to look at options to help with drainage challenges that happen during heavy rains.

2. On request from the GE board the roads and drain committee took the following action.

-Removed trees and repaired asphalt on Captains point, Putters Circle. The hole on Duffers Lane was also repaired.

3. GE board purchased temporary speed bumps, identifying locations will be discussed mid-August.

- Installation of speed bumps to begin after locations are approved.

Submitted by Brian Lightle

-Social

-There has been no activity this quarter. Keep an eye out for upcoming events to be scheduled. Submitted by Donna Fancher

-Welcoming

- As part of the Welcome Committee, we recently welcomed the Lemons family with a welcome basket using our approved committee budget.

-We plan to welcome our next neighbors at 1904 Wedgewood with the next basket. A picture of the basket is below. Submitted by Lenin Alejo.

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Old Business—

- a. Tree on Wedgewood and Duffers was taken care of.
- b. Dog poop in yards; clean up after your pets and be kind to your neighbors—do not leave your dog poop in their yards.
- c. Speed bumps; Rick Edgington will do signs for the speed bumps, which will be put in place.

New Business—

- a. There are five houses for sale in Golf East.
- b. The board will send a thank you letter to the Moellers for all they do to keep Golf East and Carolina Trace clean.

-President's Comments / Proposals

-Town Hall (open question and discussion)

--Star Link information packages should be forthcoming. Some residents use it and are pleased.

Adjournment: 8:04 PM

Treasurer's Report: 1 May 26 - 31 Jul 26

- 1) Received audit quote from a local CPA: \$3,500/yr for audit, \$3,000/yr for review
 - a) Board feels that this is cost prohibitive
 - b) I have performed a review of available records and have found no discrepancies
 - c) Open to additional review if others wish to participate
- 2) CPA confirmed that NC tax form should be filed
 - a) Will file in arrears for 2025 and continue filing in the future - no liability is expected
- 3) Miscommunication with CTA led to confusion regarding deferred lots
 - a) Paperwork submitted in April implied a number of deferred lots (actually delinquent)
 - b) CTA calculated quarterly dues based upon incorrect interpretation
 - c) Issue has been clarified and \$2,017 in dues was paid 8/3
- 4) Credit card payments are disabled and will not be accepted for dues or fees going forward
- 5) 2027 budgeting process will kick off later in August

Summary of Transactions for Main Checking Acct: 1 May 26 - 31 Jul 26

- 1) There were no deposits this quarter
- 2) Paid \$750 to Brick City Law for work on by-laws
- 3) Paid \$378 to Intuit for QuickBooks
- 4) Paid \$5,800 to Bobby Branch for tree removal and stick pick-up
 - a) Includes \$2,800 for Captains Pt tree removal from April
- 5) Paid 187.25 to PipeWorx Plumbing for annual backflow test
- 6) Paid quarterly dues of \$7,680.50 to CTA
- 7) Paid \$366 to Auto Owners Insurance for POA insurance
- 8) Paid \$320.98 to Sherrie Ivery for moveable speed bumps
- 9) Paid \$234.70 for utilities expenses

Summary of Transactions for Contingency Checking Acct: 1 May 26 - 31 Jul 26 (APR 2.5%)

- 1) Received \$471.93 in interest payments
- 2) No withdrawals

Remaining Financial Obligations for Period

None

Upcoming Significant Obligations

- 1) CTA dues for deferred properties misunderstanding of \$2,017, paid 8/4
- 2) Mitchell Paving invoice for \$24,672 scheduled for 8/20

MAIN OPERATING CHECKING**BEGINNING BALANCE (5673): 01 May, 2026****\$ 72,403.60****DEPOSITS**

May \$ -

Jun \$ -

Jul \$ -

Total \$ -**EXPENSES**

May \$ (4,041.59)

Jun \$ (3,270.39)

Jul \$ (8,450.45)

Total \$ (15,762.43)**ENDING BALANCE (5673): 31 July, 2026****\$ 56,641.17****EXPENSES NOT CLEARED**

Date	Chk #	Payable to	Descr	Amt
7/23/2026		Mitchell Paving	Pavement repairs	\$24,672

CONTINGENCY CHECKING (APR Variable: 2.5% - 1.7%)**BEGINNING BALANCE (4364): 01 May, 2026****\$ 84,869.75**

Interest Received \$ 471.93

ENDING BALANCE (5837): 31 Jul, 2026**\$ 85,341.68****ROAD CD (APR 3.2%)****BEGINNING BALANCE (5845): 01 May, 2026****\$ 184,107.96**

Interest Received \$ 1,474.64

ENDING BALANCE (5845): 31 Jul, 2026**\$ 185,582.60****Total Assets****\$ 327,565.45**