

GOLF WEST POA Board Meeting – Executive Session

August 6th, 2026, 6:30pm at 3101 Residence

Meeting called to order at 6:34pm by President Eric Badgett

Roll Call and Minutes Approval

- Eric (President) PRESENT, Janet Huffman (Treasurer) PRESENT. Rich Carroll (Vice President) PRESENT, Jeneanne Hunter (CTA Director) PRESENT, Rod Loss (Architectural Chairperson) PRESENT; Alison Rhyne (Secretary) PRESENT
- Previous minutes for July 9th, 2026 were unanimously approved – Rod L. motioned to approve, Jeneanne H. seconded.

Secretary Report

Email Correspondence

- 3125 advising of upcoming roof replacement
- Request for Board to consider placing gravel along the edges of the roadways in areas that have significant drop off due to erosion
- Communications regarding search for “road survey”
- Communications between Board members regarding rolling over the GWPOA CDs upon maturity; conference call with bank and Treasurer and one other signing member of GWPOA will occur early August to roll each of the 2 maturing CDs over
- Advisement of water meter installation at 3123 and 3124; Board will watch for communications regarding development of those lots
- Trailer Violation on 3091 has been resolved
- 3118 wash out caused damage to neighboring yard, will need to be remedied by builder

Vice President’s Report

- 3118 water pipe break at road has been fixed; will be a couple of weeks before water company returns to patch the affected pavement
- Regarding email request for gravel to fill in erosion along roadways, unsure of process but will research
- Regarding area at upper culvert that appears to be sinking, will contact Foushee (contractor who did the culvert work in 2025)

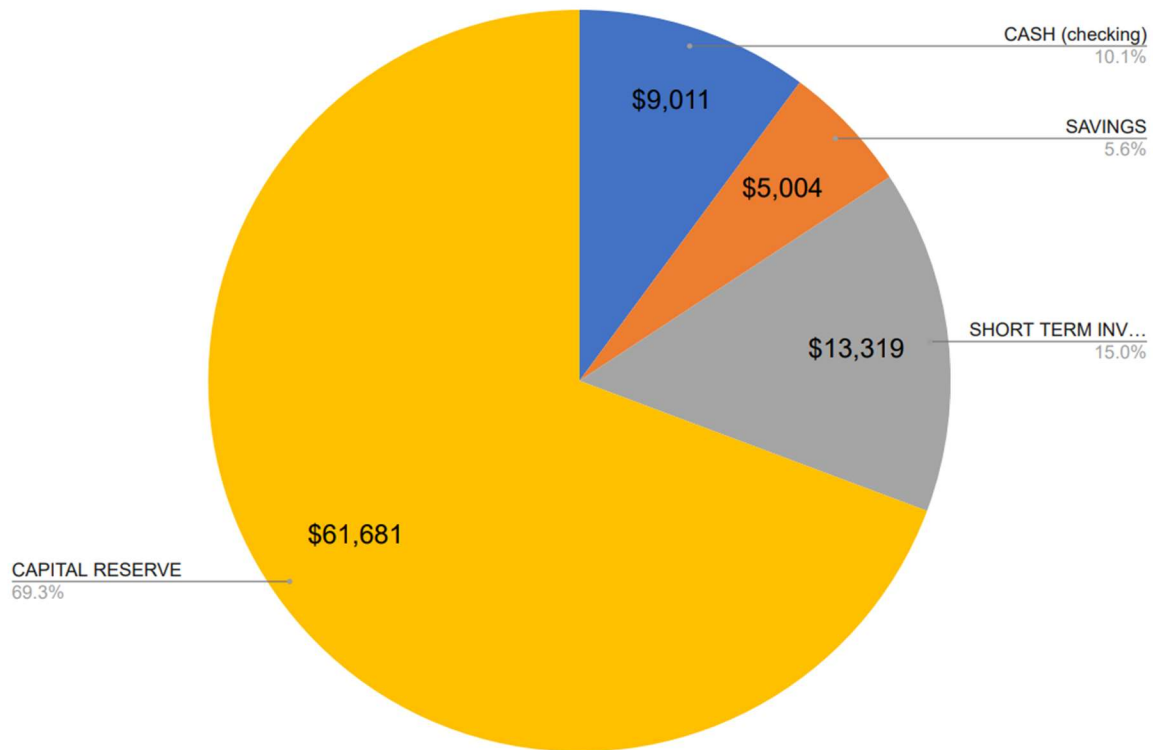
- 3118 new build – work seems to have stopped, house is unfinished, house is open, Rod L. to contact both builder and lot owner
- Dead pine on golf side of Lot 3095 – CTCC determining whose responsibility it is to remove

Treasurer Report

- Paid Tree Bill
- Would like to begin the process of amending the GWPOA Bylaw so that all accounting is based on the calendar year. Reviewing current 'year' budget/spend: currently have over spent for tree work and landscaping, landscaping overage due to billing timing
 - Side conversation regarding downed trees; large tree across creek in common area near 3125 could prevent water flow; Eric and Rich will address
- New GWPOA 1st Citizens banker is Evelyn
 - Rich and Janet have a phone appointment with her to initiate the 2 larger CD rollovers – new maturity dates will be 2/27/2027 and 3/4/2027
 - GWPOA 3rd CD matures in October 2026
- Also presented following graphics:

GOLF WEST POA - AUGUST 6					
ASSETS		LIABILITIES		Net	
TOTAL	\$89,014	TOTAL	\$5,000	\$84,014	
CASH (checking)	\$9,011	SECURITY DEPOSITS	\$5,000		
SAVINGS	\$5,004	DEFERRED CTA DUES	\$0		
SHORT TERM INVEST	\$13,319				
CAPITAL RESERVE	\$61,681				

GW ASSETS - AUGUST 6



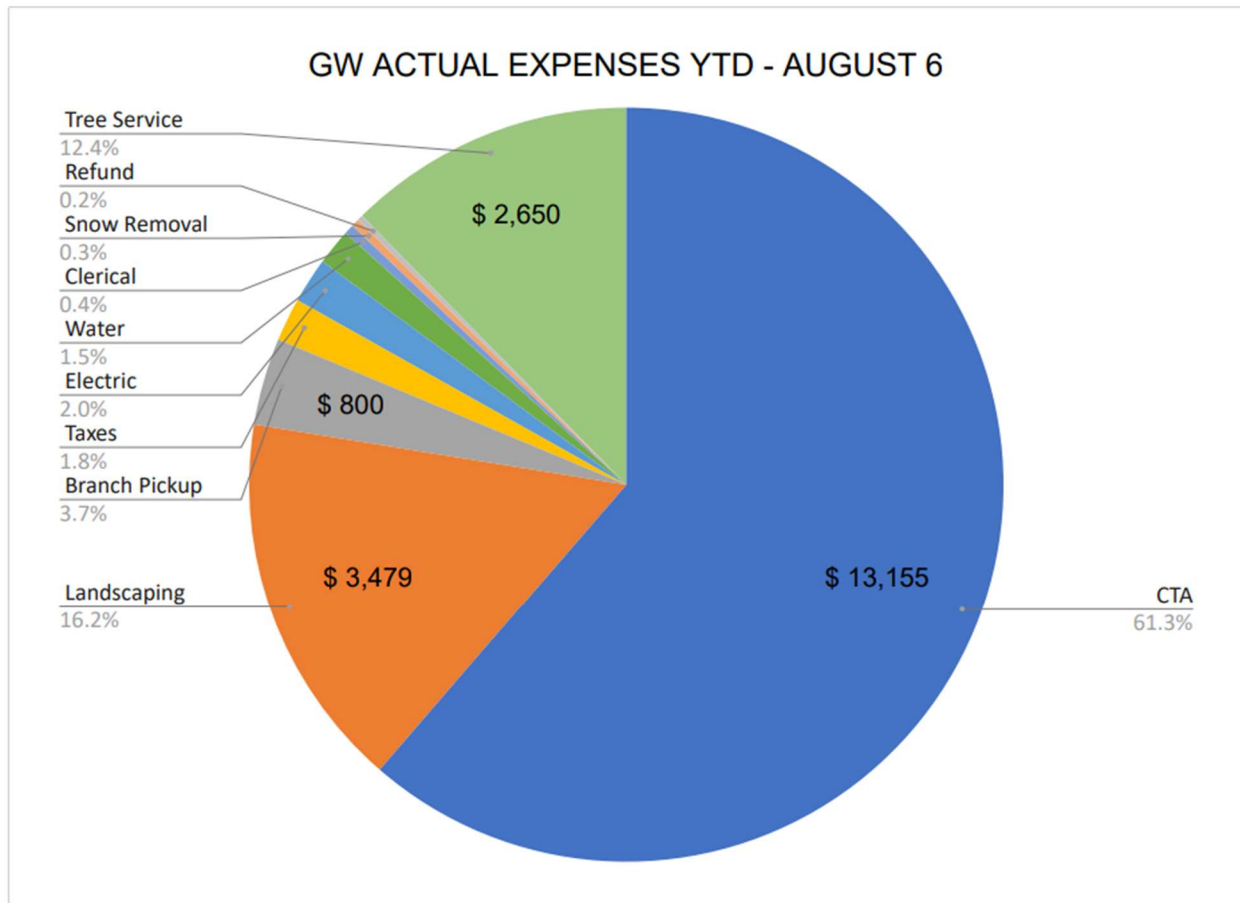
INCOME ACCOUNTING YTD - AUGUST 6						CHECKING	SAVINGS						
Total	Assessment	Building Deposit	Impact Fee	Late Fee	Interest	Interest							
\$52,655	\$52,642				\$ 10	\$ 3							

EXPENSES ACCOUNTING YTD													
	Total	CTA	Landscaping	Branch Pickup	Taxes	Electric	Water	Clerical	Snow Removal	Refund	CPA	Legal	Tree Service
Actual YTD	\$21,445	\$13,155	\$ 3,479	\$ 800	\$ 396	\$ 418	\$ 331	\$ 90	\$75	\$ 52			\$2,650
Annual Budget Nov-Oct	\$28,867	\$16,693	\$ 3,000	\$2,600	\$1,300	\$ 521	\$ 478	\$100	\$75		\$600	\$1,500	\$2,000
Remaining Budget Thru Oct	\$ 7,422	\$ 3,539	\$ (479)	\$1,800	\$ 904	\$ 102	\$ 147	\$ 10		\$(52)	\$600	\$1,500	\$ (650)
		*	**										

INVESTMENT CHANGE YTD													
Total	Short Term	Capital Reserve											
\$35,819	\$13,319	\$22,500											

* CTA is over budget due to payment of deferred dues regarding resolution of lien. However, additional income received from payment of the lien more than covers this expense.

** Landscaping is over budget due to change of payment schedule to monthly payments. This is a one time issue.



Questions from Board:

- a. Will there be an additional \$500.00 special assessment again this year? Yes.

Motion to accept Treasurer report by Rod L. and seconded by Rich C. Unanimously approved.

CTA Director Report

- CTCC hosting for non-members a Community Golf Day last Sunday of each month \$45
- CTCC Open House for Residents 9/4/2026
- CTCC FallFest 10/24/2026
- CTCC new menu released
- CTCC Lake Course – renovation to pond, dam awaiting permits
- Gatehouse – St Moritz – many issues and gate personnel being met with hostility

- Some people don't want to show licenses; vendors don't have owner's name just a location pin on their phone map; old bad habits and procedures have come to light
 - Side conversation about crime in CT, trying to get Community Watch started, involving Lee Co Sheriff
- Board was asked to vote on two items regarding access to CT
 1. Should e-stickers be mandatory for Residents? YES
 2. Should use of Gate Sentry App be mandatory? NO, but highly encouraged
- Ting Internet – anyone who signed up has been released from contract
- Ripple Internet interested in CT
- Connectic Internet also interested and holds old Hines Telephone easements
 - Side conversation regarding recent water line break on Traceway cause by Spectrum updating infrastructure
- CTA has new Bylaws which will be released soon
- CTA is preparing a Welcome Packet to provide to new residents
- CTA to increase budget for Gate Repair
- Firewise Grant – opportunity to get fallen trees and limbs removed at no cost – size limits and requirements exist; Board agreed to research and hope to take advantage next year

Architecture Report

- 3118 water break at road repaired
- 3124 water meter box installed
- 3125 roof replacement approved

Roads and Grounds – position unfilled

Social Committee Report

- July Social did not occur
- No August Social planned
- Question: Is it ok to use 4th of July décor for Labor Day? YES

Old Business

- Pam, landscaping, picked up large branch in common area
- Fall Branch Pick up – Rod contacting Cushman, Community Pick Up Day October 10th and hoping to schedule pick up either October 12, 13, or 14

- Budget Prep – planning stages
- Road Pavement Plan – in Year 3 of 10 collecting funds towards roads
 - Don Berger provided Rich Carroll with an overview prepared years ago but no official engineering report/survey/proposal was ever completed despite all the email communication (in Secretary report) alluding to one existing
 - Recommendation: Begin contacting relevant Vendors to determine facts: urgency, project scope, options, cost

New Business

- Looking into action taken by GWPOA Board in August 2021 which resulted in combined lot 3106/3107 being released from its Owner's obligation to pay annual assessment on each lot (one improved and the other unimproved).
Recommendation:
 - Legal counsel will be sought immediately
 - Remedy will be sought to enable GWPOA to re-start billing annual assessments for Lot 3016 and Lot 3107, as had always been the procedure prior to the Board action in 2021
 - Urgency exists as Annual POA Assessment billing is nearing

Motion to close: moved by Jeneanne & seconded by Rod. Meeting adjourned 8:20pm

Respectfully submitted,

Alison Rhyne

Secretary GWPOA