

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
February 8, 2024**

Directors Present: Adam Burns, George Orlovsky, Amelia Reible, John Fields, Sonya Fields, Annie Moeller, Steve Wisinski

The meeting was called to order at 7pm by Amelia Reible. Minutes of the January Board Meeting were approved via email by directors and posted on the website.

President's Report: (Amelia Reible)

Neighbors continue to express concerns about #707 building status. Our POA lawyers are handling the liens and issues with this property.

Secretary's Report (Annie Moeller)

No Report at this time.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT January 2024

BANK BALANCES

At the end of January 2024, the POA accounts at First Bank had the following balances:

November Balance Transaction December Balance

Checking Account \$136,594.84

Debits 26,686.99

Credits (56,406.33)

\$166,314.18

Money Market \$70,692.77

Interest (2.99)

\$70,695.76

Road Reserve Fund (RRF) \$2,970.30

Interest (0.13)

\$2,970.43

Goldman Sachs \$240,390.24

Interest (1,005.21)

\$241,395.45

POA Bank Total \$450,648.15

Payments

Vendor invoices paid in the month totaled \$26,686.99 which included \$20,356.50 to CTA for dues, \$2,285.00 to RamJack for concrete leveling at the pool, \$90.00 to Intuit for accounting software, \$2,800.00 to Bobby Branch for fall stick pickup, \$850.00 to Cushman for tree removal and \$305.49 for utilities.

Treasurer's Report (Steve Wisinski-continued)

50/50 \$0.00 was collected for 50/50 for the month of January. The total collected in 2024 for 50/50 is \$0.00.

Annual Dues

Due's payments deposited this month were \$56,406.33. Year to date dues payments of \$63,556.33 have been deposited.

Reserves

The Road Reserve Fund (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.30 at the end of January, 2024. The General Reserve Fund was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration.

*MONEY MARKET ACCOUNT – This account is used as a cash management account so that it can earn interest, which the checking account does not. This money will soon be transferred to a CD or a high yield savings account to accrue more interest than we currently get.

Steve Wisinski, Treasurer 2024

Committee Reports:

Roads and Grounds (John Fields)

- After recent rain the community was observed for flooding issues. The culverts were monitored and cleaned as needed.
- Mitchells has completed the filling of cracks more than ¼ inch wide on the main roads. If we decide that the cost is not too great we will continue on the cul-de-sacs. However, if we plan to start resurfacing the cul-de-sacs next year I suggest we do not fill the cracks as this would be a waste of money.
- Mitchells has also completed three repairs on the road surface due to alligator cracking and damage due to a plumbing repair on Broadmoor. Cost: yet to be determined.
- *Mitchells also are working on quotes for two other repairs due to severe issues. One is on Broadmoor near spyglass where the road is sinking and rutting out and the other on Chelsea by the cart path between lots 675 and 676 where roots have caused an issue. I have not received the quote yet.

Roads and Grounds (John Fields)

We need to consider once the cul-de-sacs are complete in two years starting to resurface the entire Cashmere as it is the worst of our main roads.

- Angus Court \$14820
- Bucks Court \$8930
- Essex Ct \$7790
- Darwin Ct \$11400
- Picadilly Ct \$ 7600
- Thames Ct \$3800
- Oxan Ct 14400
- Spyglass Ct \$9500

Grand total for the cul-de-sacs not off Cashmere is \$78,240. So spending ten thousand to do the crack seal and then this amount next year is not wise.

- Barry is going to begin the crush and run along the edge of our roads on Feb 19th Cost \$6750
- Leaf pickup was completed and the total cost was \$10,600
- **The pool common area is on the schedule to begin in March. Due to the extensive alligator cracking there are two areas that have to be repaired before they can be resurfaced.
- **Pool Total cost for repair is \$6750
- **Pool total cost for resurfacing is \$25,840
- ***The Culvert on the 11th was blocked by a large stump and it was removed. Upon the removal I noticed three trees that were dangerously leaning and pressing against the culvert.
- Three trees were removed from the edge of the creek along the 11th fairway. They were putting pressure on the culvert and were leaning toward the road and ditch. The creek was washing the area out from under the trees and for safety they were removed.
- Total cost for tree removal was \$900
- ***The ditch from the 11th adjacent to the culvert has eroded extensively and I have received a quote from Barry to put out rocks to support the culvert and stop the erosion along the creek next to the culvert. Since CTCC owns the responsibility of the ditch I would like them to take up at least part of the cost for the repair and prevention effort. It is in their best interest. Cost \$2950

Roads and Grounds (John Fields)

- Three spot lights are out and will be replaced soon. Time is money and right now I am very busy. May ask Jim to help out with the spotlights.
- Winter decorations at the front entrance seem to bother some people and were removed this evening.

ACTION ITEMS

1. Pool repair/ Interference with pool commons repair/ (Scheduled for 3/11/24)
2. Additional road repair needed on Broadmoor and Chelsea.
3. Leaf pickup guidance needs to be rewritten to not allow the cleanup of vacant undeveloped properties, but how do we do this and then ask the property owners to keep the undeveloped lots clean of fallen trees and debris?

Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)

As of January, the C.A.R.E. Committee had only five Coordinators covering 10 area groups. Of those five, Mary Ambrosino and Louise Spofford both advised me that they would not be continuing as Coordinators after many years of service. Jerri Hey, Peg Argripoulos, and Carol Jennings agreed to continue and Sue Dykeman, the previous Chairperson, agreed to take on a group. I have been able to recruit four more Coordinators. At the time of this report, the C.A.R.E. Committee has the following Coordinators:

<u>Group #</u>	<u>Coordinator</u>
1	Karen Kennedy
2	Eileen Edwards
3	Sue Dykeman
4	<i>Vacant</i>
5	<i>Vacant</i>
6	Joyce Wirsing
7	Elizabeth Gallagher
8	Peg Argripoulos & Carol Jennings
9	Leslie Orlovsky
10	Jerri Hey

Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)

Until the vacant spots can be filled I will cover those groups. I plan on preparing an email blast asking for volunteers to serve as Coordinators for the vacant groups. During the month of January we were only advised of one resident, Ann Holt, in need of emergency services.

Several neighbors and C.A.R.E. volunteers provided her with meals over the course of 3-4 weeks.

Respectfully submitted, Leslie Orlovsky, C.A.R.E. Chairperson

•Recreation Notes: (Joel Kelly & Steve Uribe)

Recreation Notes: (Joel Kelly & Steve Uribe) updates in **bold**

1. Tennis Courts: Contract guaranteeing placement on contractor schedule. Prior to work beginning, a 25% (\$7497.75) down payment payable to Do North Resurfacing will be required.
2. Pool Scraping & Painting: Scraping was completed but dew points were not favorable for the paint application after scraping. Josh says he plans to start as early in the spring as possible.
3. Concrete Slab in Pool Pavilion: Would like to have this work done prior to the pool opening.

The project is scheduled to begin on 19 Feb. Moving furniture on 18 Feb at 1:00 pm.

Moving furniture shouldn't take very long. Steve (+1), Joel, and Ben.

As far as giving access to the pool area during the project work, I'm available sporadically that week.

4. Vector Security: Key fob pool entry and security cameras.

Steve will contact the vendor next week for a quote refresh, scheduling options, and details as far as where cameras will go, electrical requirements, etc.

CTA Meeting Report

VP Notes February 2024

- Workers Comp insurance for volunteers. CTA and all POA's have Liability coverage but not all have WC.
- CTA Representative
- Review/Revision of By Laws and R&R's
- Lowering the lake will take place sometime between Mid-February and the end of March.

Architectural (Adam Burns)

794 Cashmere

Front siding and color change.

Approved project for the front siding to be replaced with a more dimensional siding and the color changed from Yellow to a Gray, with the anticipation of replacing all sides of the home from yellow to gray. New windows on the front were installed also. Approval was granted on 1/22/24.

725 Piccadilly

New Residential Build.

All forms have been received and appear to be acceptable. We are still waiting to receive and have the check clear for the Road and Maintenance Fee of \$5,000. Once that has cleared I will recommend and sign the approval paperwork. Attached are all the completed forms minus our approval signatures.

-Open discussion

John Fields made a motion to approve road work on Broadmoor & Chelsea, as mentioned in above Roads & Grounds Report*. Steve Wisinski seconded the motion. The motion was approved.

John Fields made a motion to approve road work in the Pool Parking Lot, as mentioned in the above Roads & Grounds Report**. Adam Burns seconded the motion. The motion was approved.

John Fields made a motion to approve drainage rock work on the Culvert on the 11th following tree removals, as mentioned in the above Roads & Grounds Report***. Steve Wisinski seconded the motion. The motion was approved.

2024 Meeting Dates

Mar 14th @ 7pm

Apr 11th @ 7pm

May 9th @ 7pm

Jun 13th @ 7pm

Jul 11th @ 7pm

Aug 8th @ 7pm

Sept 12th @ 7pm

Oct 10th @ 7pm

Nov 14th @ 7pm

Dec 4th @5pm (Annual Meeting at Club)

Adam Burns moved to adjourn the meeting. John Fields seconded the motion. The meeting was adjourned at 7:55 pm. Next meeting will be via Google Meet on March 14th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

