

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
March 14, 2024**

Directors Present: Adam Burns, George Orlovsky, John Fields, Sonya Fields, Annie Moeller,

The meeting was called to order at 7:08pm by George Orlovsky. Minutes of the February Board Meeting were approved via email by directors and posted on the website.

Secretary's Report (Annie Moeller)

-Several complaints about dogs running off leash and dog poo being left by pet owners.
Please turn in your article for our Spring Newswire by the end of April.

Treasurer's Report (Steve Wisinski)

Collecting and processing dues from residents
- Working with residents that are sending dues
- Working on Spring newsletter
- Working with our real estate attorney to remove liens that have been filed for 2023 for accounts that have been satisfied
Woodmere Trentwood POA

Balance Sheet
As of February 29, 2024

Cash Basis Wednesday, March 13, 2024 04:47 PM GMT-04:00 1/2
TOTAL

ASSETS

Current Assets

Bank Accounts

Checking (4007) - 1 212,835.22

Goldman Sachs 242,339.62

Money Market and General Reserve 1 70,698.56

Road Reserve (0279) - 1 2,970.55

Total Bank Accounts \$528,843.95

Total Current Assets \$528,843.95

Fixed Assets

Accumulated Depreciation 0.00

Buildings and furniture 0.00

Equipment 0.00

Total Fixed Assets \$0.00

TOTAL ASSETS \$528,843.95

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Credit Cards

REGULAR CREDIT LINE (4007) - 1 5,000.00

Total Credit Cards \$5,000.00

Total Current Liabilities \$5,000.00

Total Liabilities \$5,000.00

Equity
50/50 Reserve 0.00
Opening Bal Equity 11/14/2007 78,544.85
Retained Earnings 367,103.30

Woodmere Trentwood POA

Balance Sheet
As of February 29, 2024

Cash Basis Wednesday, March 13, 2024 04:47 PM GMT-04:00 2/2
TOTAL
Net Income 78,195.80
Total Equity \$523,843.95
TOTAL LIABILITIES AND EQUITY \$528,843.95

Committee Reports:

Roads and Grounds (John Fields)

- Crush and run was completed.
- Mitchells has set March as the start date for the pool repairs and resurfacing.
- Mitchells will also complete two other repairs along Chelsea and Broadmoor.
- 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
 - Oxon Ct 14400
 - Spyglass Ct \$9500
 - Grand total for the cul-de-sacs not off Cashmere is \$78,240

Lawn care contract bids have gone out and they will be awarded at the end of March.

Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)

POA dinners are still going on. Dinner attendance is between 30-40 people. Most months have volunteers to host. We are still in need of hosts for July, August and November.

Beginning to think about the Kentucky Derby. We were thinking of having a food truck vendor, then have residents bring desserts. Last year, we had a lot more desserts than actual food.

Also need to find if Joe Wirsing is willing to do the horse race part and if the Garbes are doing the Mint Juleps.

We need to check on the tv location site to determine the size of the new tv to be purchased.

C.A.R.E. REPORT March 2024

In the past few weeks I have worked on updating the C.A.R.E. information, including:

- ❖ Coordinator Guidelines;
- ❖ An Introductory Letter for Coordinators to use when introducing themselves to the residents in their group as well as a tool for recruiting volunteers; and
- ❖ Resident C.A.R.E. Information.

An appeal was made at the March POA dinner for volunteers to fill the two remaining vacancies for Group Coordinators, with no response so far. Next step will be an appeal via email blast to the entire Woodmere-Trentwood POA.

Ann Holt continues to improve, with a few of us looking in on her periodically. C.A.R.E. is no longer providing meals; however, I believe a couple of her neighbors have brought her food. Carol Rotter had knee surgery on 2/23 and I received the following report from her Coordinator, Eileen Edwards:

Carol had her knee surgery on Feb23rd . It was supposed to be an outpatient surgery but she had issues with her blood pressure and bending her knee, so they kept her in the hospital. Eventually she was transferred to a rehab center in Pinehurst/Southern Pines. Joyce Wirsing has been her main contact; however, she has had some other visitors like Karen and Henry Kennedy and Jerry Hey. She hopes to be in there for another week and then be released home. Her brother may come down and stay with her for a while. If not we will coordinate her needs when she is released.

No other needs or requests for assistance have been received.

Respectfully submitted:

Leslie Orlovsky

C.A.R.E. Chairperson

•Recreation Notes: (Joel Kelly & Steve Uribe)

Completed Leveling concrete in pool pavilion
pressure Washing of pool area soon, waiting on new pressure washer
Jim Boone is building a ramp for the small storage shed.

CTA Meeting Report

VP Notes February 2024

ByLaws & R&R Committee: Bob Dykeman, Candace Kelly, Linda Maher, Tom Sullivan, Nathan Suri

Moderator: George Orlovsky

Review and make recommendations to By Laws & R&R's to keep pace with changing demographics and resident involvement in POA functions.

Dog Poop, Leashes and 'Buddy' (Linda Wightman 3/3/24 incident). E-blast to be sent on 3/13/24.

Architectural (Adam Burns)

725 Picadilly New Residential Build

- Owner /builder notified of approval with copies of required signatures and documents attached. I have not heard back from the owner/builder in regards to an approved building permit from Lee County, or an intended start date of construction.

707 Essex Inquiry

- Received email request for Architectural Standards and inquiry on what is needed to complete the build at 707. Potential owner wanted to review with the General Contractor to estimate completion cost.

Realtor Exterior Improvement Inquiry

- Received an Inquiry from Sasquatch Real Estate on exterior improvement requirements for a possible contract on an unsaid property. Sent documents but have not heard back yet.

594-593 Chelsea Request For Construction

- Received request to combine Lot 593 unimproved lot with Lot 594 improved lot to build a 1250-1760 sq/ft attached addition for mother in-law suite, with the use of the existing driveway for entry to Lot 593. Initial approval was given by the past Architectural Chair on 9/23. Waiting on all required documents on our checklist to review before final approval.

2024 Meeting Dates

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. Sonya Fields seconded the motion.

The meeting was adjourned at 7:55 pm. Next meeting will be via Google Meet on April 11th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA