

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

**Directors Present: Amelia Reible, George Orlovsky, Annie Moeller, Joel Kelly, Steve Wisinski, Steve Uribe**

The meeting was called to order at 7:00pm by Amelia Reible. Minutes of the July Board Meeting were approved via email by directors and posted on the website.

**Secretary's Report** (Annie Moeller)

Still searching for replacements for Board of Directors  
Positions of **Secretary, Treasurer, & Recreation**

**Treasurer's Report** (Steve Wisinski)

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

|                                | <u>June Balance</u> | <u>Transaction</u>    | <u>July Balance</u> |
|--------------------------------|---------------------|-----------------------|---------------------|
| <b>Checking Account</b>        | <b>\$195,266.77</b> |                       |                     |
| Debits                         |                     | 1,918.54              |                     |
| Credits                        |                     | (3,035.00)            |                     |
|                                |                     |                       | <b>\$196,383.23</b> |
| <b>Money Market</b>            | <b>\$70,710.34</b>  |                       |                     |
| Interest                       |                     | (2.99)                |                     |
|                                |                     |                       | <b>\$70,713.33</b>  |
| <b>Road Reserve Fund (RRF)</b> | <b>\$2,971.05</b>   |                       |                     |
| Interest                       |                     | (0.13)                |                     |
|                                |                     |                       | <b>\$2,971.18</b>   |
| <b>Goldman Sachs</b>           | <b>\$246,276.19</b> |                       |                     |
| Interest                       |                     | (1,002.62)            |                     |
|                                |                     |                       | <b>\$247,278.81</b> |
|                                |                     |                       | <b>\$517,346.55</b> |
|                                |                     | <b>POA Bank Total</b> |                     |

## **Treasurer's Report** (Steve Wisinski- continued)

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

### **Payments**

Vendor invoices paid in the month totaled \$1,918.54 which included \$15.27 to George Orlovsky for wood plank for the storage shed, \$8.73 to George Orlovsky for certified mail delivery, \$8.73 to George Orlovsky for certified mail delivery, \$39.33 to George Orlovsky for gazebo stairs replacement, \$357.99 to Joel Kelly for pool bathroom supplies, \$80.00 to CT Trash for recreation area, \$389.95 to ADS for pool security, \$90.00 to Intuit for accounting software, and \$928.54 for utilities.

### **50/50**

\$0.00 was collected for 50/50 for the month of July. The total collected in 2024 for 50/50 is \$679.00.

### **Annual Dues**

Due's payments deposited this month were \$2,643.00. Year to date dues payments of \$196,157.43 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 \$2,970.68 at the end of March, 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 (Covid-19 impacted work that was scheduled).

**\*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.

## **VP Notes (George Orlovsky)**

-Wrapping up changes made to ByLaws and R&R's. Still working major revision on CTA Representative position. Will send a file for review.

-Tennis Court resurfacing was scheduled for this week. Try again next week. Last minute changes.

-S&S Committee -No data being collected on New Residents. Gate is only keeping reports for e-sticker applications.

## **Committee Reports:**

### **Roads and Grounds (John Fields)**

-Mitchell Paving came out and painted the speed bump/water diversion bump on Cashmere Court.

-John spoke to him about him coming out and repairing some more cracks in the roads he has noticed.

-John also spoke to Barry about adding some crush and run along some of the areas around the POA

## **Recreation/Social (Sonya Fields)**

The food truck Smokehouse Bistro is still on for Saturday 8/10 from 4-6pm. He is cooking corned beef for Reuben's for this event!

## **Recreation Notes: (Joel Kelly & Steve Uribe)**

Re: Pickle Ball Court Lighting.

—Total bid for the work is: \$10,000.00

Included:

- Removal of existing fixtures
- Installing new fixtures on existing poles
- Only installing 2 heads per pole due to the lumens
- \$500.00 of this is an allowance to install timers on the poles. We can determine the timer counts at the time of install. They will be mounted on the outside wall of the pump room.
- Lift rental
- Labor

Exclusions:

- Anything not shown in the inclusions section.
  - Hauling away of the old fixtures
  - Not responsible for any damage to grass or any other soft soil area. The lift can dig in if it gets hung up
- The POA Board agreed to table this item while Rec Chairs get another bid. Bid from Duke Energy was well over \$100K.
- Annie Moeller made a motion for the The POA Board to approve the estimated \$9875xx for a new 5', 3-rail Black Fence to surround the pool and replace the current fence. Steve Wisinski seconded the motion. The motion for a new fence passed.

## **CTA Meeting Report: (Ben Perez)**

—Rippe Fiber - based out of Charlotte burying fiber along 87. Company states that the fiber will service both sides of the road.

—Overages for Safety and Security- shortages voted on and passed, funding overages allocated from Safety and Security line items. According to S&S this essentially flushes the S&S plan for 2024 and moves to 2025.

—Motion passed for S&S to table discussion for HGV Flow Plate until Sept meeting. Jody Jacket will provide a full picture of what the costs are (plates, concrete, labor)

—Electronic passes for Club Workers and Non-Resident Club members: The club will purchase the 50 passes. Net profit \$2000.

—Significant decline in contractor passes for this year, factor is likely Gate Sentry.

—TRAM is looking for a new leader, CTA president is asking for recommendations.

—Motion passed to pass budget on a 3 year plan with a 4:1 ratio.

—Nominating committee identified: 1 X North Shore, 1 X Villages, 1 X Woodfield.

—Census Committee: Cheryl Crist, Rod Loss, and Dave Thomas

—Hydrilla source has been identified. Patient 0 is Stone Gate Pond.

## **Architectural (Adam Burns)**

### 599 Cashmere Compliance

- Homeowner has complied with the request to remove the advertisement sign.

### 628 Angus Compliance

- Home owner has not yet complied with the request to remove yard debris and logs as requested. Received email communication that the homeowner will not be able to meet compliance by the deadline set due to contractors not being available and pricing being too high, with the addition of future deployment out of town for work until the end of August. There was also an incident of a brush fire the home owner started in an attempt to dispose of yard debris. When asked to extinguish the fire, the homeowner refused and the fire department

### 706 Essex Fence Inquiry

- Inquiry on guidelines for the installation of a fence for recreational use for a pet. Informed of setback guidelines, acceptable yard locations, construction material that would be acceptable. After the homeowner measured distance with setback included, it was determined a fence would not be able to be erected.

### 593/594 Chelsea Addition

- Received Request For Approval package from homeowners. Most documentation was included and complete along with a check for the Road and Maintenance Fee. After review of plans it was determined that the plans did not meet the requirements for approval. 2 members of the Architectural Committee met with the home owners and the builder and reviewed the new construction checklist and went over plans to assist with revision of plans and needed paperwork to obtain approval. Received revised plans from builder on 08/05/24. The Architectural Committee has not reviewed the newly revised plans yet to make a determination.

## **2024 Meeting Dates**

Sept 12<sup>th</sup> @ 7pm

Oct 10<sup>th</sup> @ 7pm

Nov 14<sup>th</sup> @ 7pm

Dec 4<sup>th</sup> @5pm (Annual Meeting at Club)

Steve Wisinski moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 7:35 pm. Next meeting will be via Google Meet on September 12th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

