

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
January 12, 2023**

Directors Present: Ben Perez, Amelia Reible, Steve Wisinski, Annie Moeller, George Orlovsky, Jamie Bowen, Steve Uribe

The meeting was called to order at 7pm by Vice-President, Ben Perez, seconded by Amelia Reible. Minutes of the December Board Meeting were approved via email by directors and posted on the website.

Ben opened the meeting Welcoming the new 2023 Woodmere-Trentwood Board of Directors:

President	Benjamin Perez
VP and CTA Director	Amelia Rieble
Secretary	Annie Moeller
Treasurer	Steve Wisinski
Care, Social and Welcome	Sonya Fields
Architecture	Jamie Bowen
Recreation Area	Steve Uribe
	George Orlovsky
Roads and Grounds	John Fields

Ben next went over the 2023 WTPOA website updates.

All 2022 Information has been updated for the WT Website
2022 Minutes moved into Last Years Meeting
Annual Slide Show Presentation Posted
2022 Newswires uploaded
2023 Residents listing updated and posted
Monthly Meeting Archive for 2022 – In Progress
Facebook Admins updated

Treasurer's Report (Steve Wisinski)

- Working with Drew on past dues- (Annual Review)

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
Feb 9, 2023**

Directors Present: Ben Perez, Amelia Reible, Steve Wisinski, Annie Moeller, George Orlovsky, Jamie Bowen, Steve Uribe, John Fields, Sonya Fields

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

President Notes (Ben Perez)

Jan 2023 Mins uploaded to WT Site

2022 Minutes compilation uploaded to WT Site

Jan Add/Deleted residents sent to Welcome Lead

2023 Spring Newswire Prep

WT R&R rewrite – may require out of cycle vote

WT R&R rewrite – areas that need addressing:

-Short Term Rentals: Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R's and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants.

-Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION

Treasurer's Report – Steve (Reports emailed Jan 3rd)

Unused budget from 2021: \$24,290.57

General Reserve Excess over 50K : \$13,468.90 (TTL: \$63,468.90)

Total: \$37,759.47

Steve's Comments:

47.4% of dues collected to date (doing another batch today so I will get you the updated number).

Drew Lucas and I established a course of action on how to handle past dues as well as negligent residents this year.

Working on new signature cards with First Bank for access to bank accounts.

Finalizing paperwork for the annual financial review.

Annie and I were able to use the Lee County tax website to track down updated addresses on all returned mail and send new mailings to the property owners.

FINANCIAL REPORT

January 2023

BANK BALANCES

At the end of January 2023, the POA accounts at First Bank had the following balances:

December Balance	Transaction	January Balance
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Checking Account	\$19,558.77
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Obligations paid	(24,462.06)
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Assessments	54,571.33
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50/50	50.00
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	\$49,718.04
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Money Market	\$162,845.73
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Interest	6.92
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	\$162,852.65
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Road Reserve Fund (RRF)	\$187,426.48
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Interest	7.96
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	\$187,434.44
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POA Bank Total	\$400,005.13
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Payments

Vendor invoices paid in the month totaled \$24,462.06 which includes \$507.00 to First Bank for bank fee for a stopped check from a resident, \$4,550.00 to Bobby Branch for 2022 fall leaf pickup, 151.25 for the veteran's dinner, \$18,931.25 for dues to CTA, \$52.69 to James Boone for new reindeer decorations for the front entrance, and \$269.87 for utilities.

50/50

\$50.00 was collected for 50/50 for the month of January. The total collected in 2023 for 50/50 is \$50.00.

Annual Dues

Due's payments deposited this month were \$54,571.33. Year to date dues payments of \$77,574.66 have been deposited.

Budget

Income in the budget for the year is \$207,081.34 versus actual income of \$54,636.21. Total expenses year to date are \$24,462.06 leaving net income of \$30,174.15 for the month.

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, 2020, adding in 2021 interest plus 2021 contribution from the budget of \$57,080.84 and interest accrued, gives a balance of \$187,426.48 as of December 31st, 2022.

ROAD RESERVE TOTAL IS: \$187,434.44.

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.

GENERAL RESERVE TOTAL IS: 63,468.90.

*MONEY MARKET ACCOUNT – This account is used as a cash management account so that it can earn interest, which the checking account does not.

Steve Wisinski, Treasurer 2023

Committee Reports:

Roads and Grounds(John Fields)

The following is a summary of last month's activities for roads and grounds.

Leaf pick up went smoothly with only one return request to remove leaves that were blown back into the property across from Lot 646. Bobby Branch took off 12 loads of leaves, which is the largest removal ever. This was reflected in the \$6,000 bill received from Bobby Branch for the service.

According to Alston Phillips,

Visual inspection performed in 21'22': The pipe repairs that NuPipe performed are still in great shape and working order.

Recreation & Welcome: (Sonya Fields, George Orlovsky)

Recreation: On Saturday 1/28/23, Steven Uribe and I, toured the pool/recreation area primarily as a tutorial for the both of us. One concern we both had was the condition of (rusted) the breaker panels in the pump room. We did find out from Ben that they are still within spec and had passed the last inspection, but plans are already in place to replace them when ready. Replacing the Breaker Box Panel in the Pool Maintenance Room and Resurfacing the Tennis Court were discussed.

Welcome: We had 2 new residents for January, Todd Tompkins & Steffy Boudet residing at 651 Chelsea and Onesimus (Tony) Tovac at 589 Spyglass Ln. Did a preliminary meet with both residents. Follow up to be done at 651 in 6 weeks when Steffy returns from Guatemala, while 589 requested we just leave an information packet in the mailbox opting out of any personal contact follow up.

We are currently updating information given to new residents ie. updated board info, verbiage and changes to items that required updating.

Since I had not received a reply from Grant Gilbert, membership director CTCC, regarding cart path use as discussed previously, I just reached out to GM Ray Reyes. We'll see if he responds.

Social Care: (Sonya Fields)

(The CARE committee assists, in some small way, those injured, ill, or needing neighborhood help.) **CARE** is seeking volunteers to fill several posts vacated by folks moving out of the neighborhood. If you are interested in helping out, please contact Sue Dykemann: daisy1949@optonline.net

I can mention that we have had some nice turnouts for the POA dinner, of course the attendance is nothing like it was pre-covid. We are only seeking **volunteers to host** for the months of **July, October, and December**. There have been discussions, at a couple of these dinners, on ways we could attract more neighbors to these dinners or possibly have some other type of get together for the families who have small children and/or a busy schedule.

2023 W/T Dinner Volunteers

February: Phil & Eileen Edwards

March: Bernadette Russell & Dennis Barrick

April: Warren Garbe

May: Henry & Karen Kennedy

June: Sara & Tommy Napier

July:

August: Don Cameron & Diane Johnson

September:

October:

November: Jerri Hey with Jerry & Marie Manning

December:

2023 W/T Party Volunteers

May – Kentucky Derby

June – Pool Opening Party –

Summer – Town Hall – TBD

Octoberfest – 7/8

Volunteers are still needed to host POA Dinners as well as other POA Social Events.

CTA Meeting Report:

These are the names for the 2023 CTA Reps:

Amelia Reible
Ben Perez
Steve Wisinski

Amelia Reible attended the CTA meeting and reported that the Bridge Work will continue for a bit longer. The CTA will do another hydrilla treatment to the lakes. Harbour Creek is considering a Parking Pad for Boat Launching. The recent work & improvements to the BAck GAte have reset the warranty.

Next CTA Meeting Tues 7 March @ 7pm

Architectural (Jamie Bowen)

OLD BUSINESS

Lot 707 Essex – The owners, J&R Group, LLC have hired a new GC (T&C Construction) to complete the home and began work over the holidays. I asked for them to stop work and submit new contractor documents to the POA. I have yet to see anything from them. I need to review if they are continuing to work without providing documentation and if the permit is now posted on site.

762 Turnbury – All interior doors are hung. Cabinets are scheduled for installation this weekend and we will continue with trim this weekend. I hope to have power turned on by next week. The owner is hoping to move in by mid February.

566 Chelsea – Roofing is complete, windows have been installed. Interior rough-ins are on-going.

NEW BUSINESS

753 St. Andrews – request for landscape improvements have been approved.

728 Picadilly – request for black aluminum fencing was approved.

New Business

- Open discussion
- Discussion around social events that can draw out new residents.
- Open to new ideas

Steve Wisinski made a motion to adjourn the meeting. JAmie Bowen seconded the motion.

-Next meeting March 9, 2023 @ 7pm. The meeting was adjourned at 8 pm.

Respectfully submitted

Annie Moeller

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
March 9, 2023**

Directors Present: Ben Perez, Amelia Reible, Steve Wisinski, Annie Moeller, George Orlovsky, Steve Uribe, John Fields

The meeting was called to order at 7pm by Vice-President, Ben Perez, seconded by Amelia Reible. Minutes of the February Board Meeting were approved via email by directors and posted on the website.

President's Report: (Ben Perez)

- FEB 2023 Mins uploaded to WT Site
- FEB Add/Deleted residents sent to Welcome Lead
- 2023 Spring Newswire Prep due this month
- WT R&R rewrite – may require out of cycle vote
- WT R&R rewrite – areas that need addressing:
 -
- Short Term Rentals: Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R's and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants.
- Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.
- What other areas do we need to address?

Secretary's Report (Annie Moeller)

Reminder to Board Members to turn in Spring Newswire Articles this month. Hope to publish in early April.

Dates of Spring Branch Pick up Requested by Residents: Scheduled for April 17th.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
February 2023

BANK BALANCES

At the end of January 2023, the POA accounts at First Bank had the following balances:

January Balance Transaction February Balance

Checking Account \$49,718.04
Obligations paid (6,291.11)

Assessments 80,212.39
50/50 55.00

\$123,694.32

Money Market \$162,852.65

Interest 4.47

Transfer to Road Reserve (46,200.00) \$116,657.12

Road Reserve Fund (RRF) \$187,434.44

Interest 8.96

Transfer from Money Market 46,200.00

\$233,643.40

POA Bank Total \$473,994.84

Payments

Vendor invoices paid in the month totaled \$6,291.11 which includes \$6,000.00 to Bobby Branch for leaf pickup and \$291.11 for utilities.

50/50

\$55.00 was collected for 50/50 for the month of January. The total collected in 2023 for 50/50 is \$105.00. Annual Dues

Due's payments deposited this month were \$80,212.39. Year to date dues payments of \$ 176,037 have been deposited.

Budget

Income in the budget for the year is \$205,664.00 versus actual income of \$80,280.32. Total expenses year to date are \$30,753.17. Net income is \$73,989.71 for the month.

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, 2020, adding in 2022 interest plus 2022 contribution from the budget of \$46,200.00 and interest accrued, gives a balance of \$233,643.40 as of February 28th, 2023.

ROAD RESERVE TOTAL IS: \$233,643.40.

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.

GENERAL RESERVE TOTAL IS: 63,468.90.

*MONEY MARKET ACCOUNT – This account is used as a cash management account so that it can earn interest, which the checking account does not.

Steve Wisinski, Treasurer 2023

Committee Reports:

Roads and Grounds (John Fields)

New Business

- **Branch Pickup** is set for April 17th. This will allow time for March storms and if folks would like to use spring break to clean up their property.
- I put out bids for **Lawn Care** for the upcoming 2023 season. I sent the notification to five vendors in hopes to get a good bid for this year. The following notice was included. I will let you know once I receive any bids.

Area #1 Swimming Pool/Tennis Area 616A Chelsea Dr. Size 35,195 Sq ft.

Area #2 Entrance at Trace Way and Chelsea Drive. At entrance size 2663 Sq ft, Top of drive in front of brick sign size 676 Sq ft.

Area #3 Oxon Court size 1630 Sq ft

Area #4 Thames Court size 4105 Sq ft

Area #5 Piccadilly Court size 2576 Sq ft

All areas are to be mowed every two weeks, and if needed, grass clippings will need to be blown out of the concrete areas at the pool, parking lot, tennis courts and sidewalks. All sidewalks edged every four weeks.

Timeframe starting week of April 3, 2023 through September 30, 2023.

All bids are due to me, John R. Fields email: wtrandgpoa@gmail.com by March 24th . Contracts will be awarded on March 30th.

- Potential Implementation of a “**Yard of the Month**” competition for our community. This is a way to encourage residents to keep their yard as beautiful as possible. I would suggest that the landscaping committee members be judges and meet on the third Thursday of each month to nominate residence yards for this award. Final votes will be from the board of directors. I would of course be the tie breaker.
 - The winner will be announced through the blast as well as on the POA facebook page.

- The winner would also receive a \$50 gift visa card (funding ideas?) I know there is some money we could use somewhere in our budget. We are talking about \$250 for all five months unless we think a \$100 visa card is better and more enticing. Prizes also include any donated prizes we could solicit from local garden supply vendors. I would be happy to go out and get donations.
- The competition would begin in May and last through Sept.
- We will need to contract a “Yard of the Month” sign. Non-intrusive and classy, not some tacky sign that no one would want in their yard. This sign will be placed on the property. The sign and the prizes will be presented to the property owners on the last Thursday of each month.
- The sign will remain in the yard for one month and then removed and placed in the new winning yard on the last Thursday of each month.
- The first nomination will be needed for the May winners by April 20th.
- I will send out bids for the sign this month if this proposal is approved.

ACTION ITEMS

1. **Bids for Lawn Care for next meeting to vote**
2. **Bids for YOTM if approved**
3. **Make an announcement on Blast and POA FB for limb pickup on April 3rd for April 17th pickup**
4. **Turn on irrigation system at main entrance and program (Jim Boone and I)**
5. **Clean out the trash/limbs from our culvert on the 11th. (we can't let sedgemoor make us look bad) They did a fantastic job cleaning theirs out and we need to make sure the pipe liners last forever. (Jim and I we do this soon)**

NEXT MEETING PROPOSAL AGENDA

Discuss the Pool Clean up date in conjunction with limb pickup. I also would like to discuss the possibility of installing a playground near the pool/tennis court area. This would be a playground for our young ones and I am not sure if that is something we might have discussed in the past. I noticed this question next door, which made me think that it is something a new residence will be looking for in a potential community. So think about it, for the next meeting.

Recreation (Sonya Fields)

Old Business: It was reported we still had months needing POA dinner hosts.
(July, Sept, Dec)

New Business: March POA dinner had 46 attendees, with 2 new attendees. Golf for that day had 18 attendees. We still have the months of July, September and December that need POA dinner hosts.

•**Recreation Notes: (George Orlovsky & Steve Uribe)**

- Women's bathroom door lock has to be fixed or replaced
- Backflow prevention device testing and inspection
- In the process of lining up volunteers and equipment to pressure wash Tennis/Pickleball courts, hopefully in late April.
- Joshua Godfrey to submit payment for inspection to the Health Dept. Will bill us later.
- Must get a phone connected prior to pool inspection.
- There are 2 outdoor fan models available at Lowes for under \$100 each.
- Lighting for the pool pavilion?
- Will be adding a shelf above ceiling joists in the holiday shed this Saturday.

•**Welcome Committee Notes**

- Informal meeting with 2 new residents February.
- Sofie Bradigan 605 Cashmere will schedule a formal meet and greet for the end of month.
- Michael & Laurie Walker 737 Oxon Ct. Scheduling meet and greet for next week.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA MEETING NOTES – 7 MAR (Amelia Reible)

- Communication with CTA to individual POA's, making sure information is passed on in a timely manner.
- CTA asks that we remind residents to inform the gatehouse of any break ins, vehicle thefts etc. AFTER proper authorities have been notified. This helps them to identify and problem areas.
- CTA is asking for a volunteer for someone to collaborate with NC fish and wildlife to assess the deer population in trace. Concerns were brought up about overpopulation.
 - Stonegate requested an audit be done of the CTA books for the last 3 years. CTA has not done these audits and are in violation of the bylaws. A vote was taken, and the audits will be done.

Next CTA Meeting Tues 4 April@ 7pm

Architectural (Jamie Bowen)

OLD BUSINESS

- Lot 707 Essex – I have asked for a site plan showing how the contractor plans to address the changes in grade around the house prior to continuing work but have not seen anything back yet.

- 762 Turnbury – Final Inspection has passed. The driveway is scheduled to get poured this week. Mailbox has been paid for and should be installed soon. I plan to complete all interior trim this weekend.
- 566 Chelsea – Interior rough-ins continue.

NEW BUSINESS

None

-Open discussion

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

April	1	Release Spring NEwswire/Financial Review
	13	Board Meeting
	17	Spring Branch Pick Up
	22-23	Spring/Pool Clean Up
May	6	Kentucky Derby/Pool Opening
	11	Board Meeting
June	8	Board Meeting
July	13	Board Meeting
August	10	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Amelia Reible moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 8:30 pm. Next meeting April 13, 2023 @ 7pm.

Respectfully submitted,

Annie Moeller

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
April 13, 2023**

Directors Present: Ben Perez, Amelia Reible, Steve Wisinski, Annie Moeller, George Orlovsky, Steve Uribe, John Fields, Jamie Bowen

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

President's Report: (Ben Perez)

March 2023 Mins uploaded to WT Site -

Add/Deleted residents sent to Welcome Lead

WT R&R rewrite

Retention Policy

Unimproved lots cleanup memo

WT R&R rewrite – areas that need addressing:

Short Term Rentals: "Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R's and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants."

Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.

Secretary's Report (Annie Moeller)

Please review Spring Newswire.

Pool Clean Up this Saturday, 10am

Spring Branch Pick up Scheduled for April 17th.

Treasurer's Report (Steve Wisinski)

-Financial review was completed by Tom Brennan stating accounts are in good order.

-Spectrum phone is in at the pool and Windstream has been canceled.

-Talk about moving money into CDs and separate accounts to fall under 250k FDIC limit.

Switched to QuickBooks online with some hiccups but are working through them.

QuickBooks turnover should be completed in time for next month's recorded minutes.

- All outstanding accounts are at the lawyer's office.

Total % Paid to date 94%

Utilities INC – Pool Filling 11-14 May should be ingress only on bill, no waste charge.

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
March 2023

BANK BALANCES

At the end of March 2023, the POA accounts at First Bank had the following balances:

March Balance

Checking Account	\$123,694.32	
Obligations paid (690.97)		
Assessments	52,133.88	
		\$175,137.23
Money Market	\$116,657.12	
Interest	4.95	
		\$116,662.07
Road Reserve Fund (RRF)	\$233,643.40	
Interest	9.92	
		\$233,653.32
		POA Bank Total \$525,452.62

Payments

Vendor invoices paid in the month totaled \$690.97 which included \$265.24 to George Orlovsky for new fans at the pool pavilion and \$425.73 for utilities.

50/50

\$75.00 was collected for 50/50 for the month of February. The total collected in 2023 for 50/50 is \$180.00.

Annual Dues

Due's payments deposited this month were \$52,133.88. Year to date dues payments of \$189,300 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, 2020, adding in 2022 interest plus 2022 contribution from the budget of \$46,200.00 and interest accrued, gives a balance of \$233,653.32 at the end of March, 2023.

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.

Committee Reports:

Roads and Grounds (John Fields)

New Business

Branch Pickup is set for April 17th. Blast Reminder sent that this weekend is the time to take care of their yard clean up needs.

Lawn Care for Common Areas contract was awarded to Jeremy Conken of Urban Turf Lawn Care LLC, payment schedule completed, and everything is looking good.

The light at the front entrance was fixed, but it is out again, and I plan to attend to it this weekend between the Pool clean up and other things.

I am spraying the ditch banks around the community for poison ivy and along the vacant lots.

I am also spraying the cul-de-sacs. The cul-de-sac competition will have to wait for now.

Potential Implementation of a "Yard of the Month" competition for our community.

Sign in here and I will be going out to do my first choice and submit an award for May next week.

I just need two other volunteers and will be checking with a few folks to get their input.

The winner will be announced through the blast as well as on the POA Facebook page.

The winner would also receive a \$50 gift visa card (funding ideas?)

The competition would begin in May and last through Sept.

The sign will remain in the yard for one month and then removed and placed in the new winning yard on the last Thursday of each month.

The first nomination will be needed for the May winners by April 20th.

ACTION ITEMS

Turn on irrigation system at main entrance and program (Jim Boone and I)

Clean out the trash/limbs from our culvert on the 11th.

I am looking at proposing the playground area at the pool. I am checking prices of playground materials and requirements for safety.

Recreation/Social (Sonya Fields)

Old Business

Few outstanding months still needing POA dinner hosts.

(July, Sept)

New Business:

March POA Dinner: 36

March Golf Outing: 4 Teams

Kentucky Derby support:

-Betting – Joe Wirsing

-Fliers – Complete

-Blast – Complete

Summer Events

June 10- Pig Pickin and Puttin' at the pool / Hop & Jae BBQ Food Truck

July TBD – Dog Days of Summer / Hot Dogs & Hamburgers (Potential Vendor) /Cornhole

August TBD – Back to School / Pizza (Tentative) / Summer Olympics

Sept – TBD – Chili / Karaoke

•Recreation Notes: (George Orlovsky & Steve Uribe)

Joshua Godfrey emptied, cleaned and began filling the pool on Tuesday with the pool expected to be filled and ready for use on 4/13. We did have one complaint regarding discharge of water. Will speak to Josh and plan to prevent this from happening again.

Josh said we should prepare to have the pool painted prior to next season's opening.

Phone is operational. Thank you Steve W.

Men's bathroom door is very difficult to open and close. Very tight against the frame top. Not sure of an easy fix.

Women's bathroom lock is working. WD40 to the rescue once again.

2 of the 3 new fans were reinstalled in close mount configuration. Height now is about 6'7" from ground to lowest blade point.

Would like to get the patio on the left side of the pool and along the front gate patio pressure washed before placing furniture out on Saturday.

We are still scheduled to low-pressure wash tennis courts May 1st and 2nd . Still need one or two more volunteers. Purchase two inexpensive 100' hoses.

Need to discuss pool guest policy specifically minors and add to an updated Recreation Area Rules. We currently have 3 different sets of pool rules, each one slightly different than the rest.

Leaving the tennis court gate unlocked after its use is still an issue.

•Welcome Committee Notes: 4/13/23

One new resident in March at 786 Cashmere. Victoria Demme, Renter Have not been able to make contact yet.

Also listed is NRPO on 632 Angus. Same couple also bought a lot in Sedgemoor. 605 Cashmere. Closed February but will now be moving in on 4/18.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA MEETING NOTES – 4 APR

Communication with CTA to individual POA's, making sure information is passed on in a timely manner.

New Guards at Gatehouse (CPT Lamm / Officer Patterson have moved on).

Stonegate requested an audit be done of the CTA books for the last 3 years. CTA has not done these audits and are in violation of the bylaws. A vote was taken, and the audits will be done. Stonegate has an issue with the process, asked for 3X quotes, motion denied.

Next CTA Meeting Tues 4 April @ 7pm

Architectural (Jamie Bowen)

OLD BUSINESS

762 is complete. Owner is still working on converting the construction loan to mortgage. Owner is working on landscaping and fencing.

707 Essex, sent email to the new builder but have not heard anything back. I will try to call him on my way in today.

Chelsea home has sheetrock hanging and finishing complete. Siding has started.

NEW BUSINESS

612 Cashmere Court – requesting repainting of window trim and garage trim (white)

754 Turnbury – builder reaching out to approve as a builder within WT

-Open discussion

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

May	6	Kentucky Derby/Pool Opening
	11	Board Meeting
June	8	Board Meeting
July	13	Board Meeting
August	10	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Amelia Reible moved to adjourn the meeting. John Fields seconded the motion. The meeting was adjourned at 8:30 pm. Next meeting May 11, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
May 11, 2023**

Directors Present: Amelia Reible, Annie Moeller, George Orlovsky, John Fields, Jamie Bowen, Sonya Fields

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

President's Report: (Ben Perez)

WT Website is down. The Credit card of the account needs to be changed. I am working with Oscar Roberto to swap out the ownership to me.

Joint Discussion: Feral Cats in neighborhood –potentially add clause into R&R to allow animal control jurisdiction into our POA (Annie/Amelia please provide background)

Unattended kid in POA – Ameila please provide background and discussion

Unimproved lots cleanup memos (Went out in April) 2 of the 3 lots have ack.....one lot has already taken action

WT R&R rewrite – areas that need addressing:

Short Term Rentals: “Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R’s and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants.”

Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.

Future Items to Address: May need to set up a committee to review/revise outdated R & R’s. Revisions would need to be presented at the end of the year meeting. Some concern about realtors using drones and NC laws requiring drones used in commercial flights being registered. Discussion about outdoor vehicle parking numbers. May need to address the number of vehicles allowed to be parked and rewrite to include only operational (or currently licensed) vehicles.

Secretary's Report (Annie Moeller)

-Please send your committee meeting notes to Ben And Annie before Thursday’s Monthly meeting so Meeting Slides can be organized prior to meeting.

-Current BOD Emails for your reference:

wtpresidentpoa@gmail.com

wtvppoa@gmail.com

wttreasurerpoa@gmail.com

wtsecretarypoa@gmail.com

wtrecreationchair2poa@gmail.com

wtrecreationchair1poa@gmail.com

wtrandgpoa@gmail.com

wtarchitecturalchairpoa@gmail.com

sonyaandjohn2015@gmail.com

Current R & R's concerning animals:(M) No animals or poultry of any kind, other than house pets, shall be kept or maintained in any part of any property. All pets must remain in the confines of the owner's property **or** on a leash when off the owner's property. Pet owners will ensure the pick-up and removal of pet waste. (potentially add clauses into R&R to allow animal control jurisdiction into our POA) Need to contact Animal Control to discuss possibility.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION

FINANCIAL REPORT

April 2023

BANK BALANCES

At the end of April 2023, the POA accounts at First Bank had the following balances:

March Balance Transaction April Balance

Checking Account \$175,137.23

Obligations paid (22,318.25)

Assessments 4,120.00

\$156,938.98

Money Market \$116,662.07

Interest 4.79

\$116,666.86

Road Reserve Fund (RRF) \$233,653.32

Interest 9.60

\$233,662.92

POA Bank Total \$507,268.76

Payments

Vendor invoices paid in the month totaled \$22,318.25 which included \$18,931.25 to CTA for dues,

\$660.00 to Urban Turf Lawn Care, \$416.33 to Sonya Fields for recreation supplies for pool parties,

\$1,407.60 to CTA for the neighborhood insurance policy payment, \$218.91 to John Fields for 'Yard of the

Month sign' and new plants for the front entrance, \$248.73 to Ben Perez for new entrance lights, \$42.50

to Intuit for accounting software, and \$392.93 for utilities.

50/50

\$60.00 was collected for 50/50 for the month of April. The total collected in 2023 for 50/50 is \$240.00.

Annual Dues

Due's payments deposited this month were \$4,120.00. Year to date dues payments of \$193,420 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, 2020, adding in 2022 interest plus 2022 contribution from the budget of \$46,200.00 and interest accrued, gives a balance of \$233,653.32 at the end of April, 2023.

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.
Steve Wisinski, Treasurer 2023

Committee Reports:

Roads and Grounds (John Fields)

Contractor for lawn care has started

Irrigation system for front entrance has been turned on for spring/summer usage

Planted entrance with perennials and annuals

Tree removed from lot 721 Chelsea that was hanging over in 720 yard

Dead tree at end of Cashmere Court in Cul de sac has been looked at by Cushmans, looking to get another quote

Tree issue on Darwin has been resolved

Recreation/Social (Sonya Fields)

New: May POA dinner had 30 attendees. There was golf but unsure of the number of attendees. We were able to secure hosts for September, but are still looking for hosts for July. We did find out that the fliers for the Kentucky Derby were the most beneficial in getting rsvp from our

residents for this event. We have already printed the fliers for the June pool party and will be delivering those sometime after the Kentucky Derby. The planning of the summer pool parties are coming along nicely. We have secured food trucks for June (Hop & Jae BBQ), July (Coney Island, NC) and August (Wildfire Pizza). The activities also planned for these pool parties are coming along nicely too. We are still waiting to hear from Cookies-N-Moore as a dessert food truck for our September Chili Cook-Off & Karaoke. We have decided to have a sign up sheet at the Kentucky Derby for the June Pool party. We will provide a sign-up sheet at each pool party event, for the next month's pool party, as well as send out the usual email invites.

Summer Events

June 10- Pig Pickin and Puttin' at the pool / Hop & Jae BBQ Food Truck

July TBD – Dog Days of Summer / Hot Dogs & Hamburgers (Potential Vendor) /Cornhole

August TBD – Back to School / Pizza (Tentative) / Summer Olympics

Sept – TBD – Chili / Karaoke

•Recreation Notes: (George Orlovsky & Steve Uribe)

-JS Howard did an inspection of pool grounding and it is in good order at this time.

They also brought us up to code on grounding of HW heater, pool pump motor and panel box.

-2 new no-frill grills were purchased to replace the three non-operative ones we had.

-A group of volunteers pressure washed both tennis courts over the course of 2 days. Total of approx. 57 man hours. A product called 'Wet It and Forget It' was suggested to be used on the surface to remove the rest of any mold, mildew and algae.

-A new closet flange, bolts and wax wing were installed on the women's room toilet. This was done in-house.

-An in-house attempt to stop the leak on the men's toilet failed. Call into Fix It Plumbing.

-A complaint received regarding lack of pressure in men's shower. Checked and both showers lacked pressure. Removed shower heads and found that both interiors were corroded thus restricting water flow. Will install the 2 new heads this week.

-CT Trash began trash pick up Monday 5/8/23.

•Welcome Committee Notes:

-Formal meet (Leslie & I) with Sofie Bradigan 605 Cashmere on 4/26/23.

-Left welcome packet in mailbox for Artur Golik 762 Turnbury, per his instructions on 5/10. He did not want a formal meeting with Leslie and me.

-Still have not made contact with Victoria Demme, 786 Cashmere. Will leave note in mailbox.

-New residents moving into 706 Essex, Elizabeth & Dennis Gallagher. Will actually begin moving smaller items etc beginning on 5/16 with furniture arriving 5/23.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA MEETING NOTES

Road Paving at back gates, blast was sent out already.

- The audit of the CTA books is underway.
- You may have noticed the water company out marking the pavement. We have been told they will be checking pipes to see if they are plastic, this has to do with regulations they have to meet. There is no information as to when they will actually begin.
- They are looking for volunteers for the Memorial day observance at the clubhouse
- The CTA is also looking for a treasurer.

Architectural (Jamie Bowen)

*No Report-

(Secretary notes:)

OLD BUSINESS

707 Essex, sent email to the new builder but have not heard anything back. I will try to call him on my way in today, but POA will probably need to begin involving our lawyers.

Chelsea home has sheetrock hanging and finishing complete. Siding has started.

NEW BUSINESS

612 Cashmere Court – siding and gutters approved)

632 Angus Lot in question concerning R & R's

754 Turnbury – builder reaching out to approve as a builder within WT

593 & 594 looking to build and will submit plans

-Open discussion

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

June	8	Board Meeting
July	13	Board Meeting
August	10	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Amelia Reible moved to adjourn the meeting. Annie Moeller seconded the motion.

The meeting was adjourned at 8:21 pm. Next meeting June 8th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
JUNE 8, 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Jamie Bowen, Sonya Fields, Ben Perez, Steve Wisinnski, Steve Uribe

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

President's Report: (Ben Perez)

- WT Website is back in business. Ownership has changed over from Oscar Roberto to me.
- Joint Discussion: Feral Cats in neighborhood –potentially add clause into R&R to allow animal control jurisdiction into our POA (Annie/Amelia please provide background)
- R&R Rewrite Committee
- Rebuttal – Homeowner Lot # 733

WT R&R rewrite – areas that need addressing:

Short Term Rentals: Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R's and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants.

Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.

Secretary's Report (Annie Moeller-none)

Treasurer's Report (Steve Wisinski)

**WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT**

- Letters of lien have been sent out by Drew Lucas
- Several people have engaged me about paying and 1 has.
- Moved money into checking account (First Bank still) to total roughly 200k
- Created 2 accounts for high yield CDs. One at Barclays (70k) and the other at Goldman Sachs (233k). I did this to stay under the 250k FDIC threshold and better invest our money as a POA.
- Our interest rate at First Bank is .05% and the CDs are around 5%. We could have gotten slightly better rates at some regional banks, but I chose to stay with large national/international banks because they are less susceptible to closure in economically volatile times.

-FY24 Budget plug – Interest return used for dues reduction (Fall planning idea)

BANK BALANCES

At the end of May 2023, the POA accounts at First Bank had the following balances:

	<u>April Balance</u>	<u>Transaction</u>	<u>May Balance</u>
Checking Account	\$156,938.98		
Obligations paid		(4,925.31)	
Credits		2,282.00	
			\$154,295.67
Money Market	\$116,666.86		
Interest		4.95	
			\$116,671.81
Road Reserve Fund (RRF)	\$233,662.92		
Interest		9.92	
			\$233,672.84
		POA Bank Total	\$504,640.32

Payments

Vendor invoices paid in the month totaled \$4,925.31 which included \$990 for lawn care, \$29.99 to Spectrum for the phone at the pool, \$50.19 to John Fields for new plants at the pool, \$680.13 to Sonya Fields for new pool furniture, \$108.56 to George Orlovsky for pool bathroom supplies and pool toilet repairs, \$42.50 to Intuit for accounting software, \$300.00 to Weebly for website payment, \$81.04 to Sonya Fields for Kentucky Derby best hat competition and new amplified antennae for pool area, 57.72 to John Fields for yard of the month gift card, \$20.00 to lawn care contractor for yearly sticker, \$180.00 to Sedgemoor POA for tree removal in common area, \$131.00 to George Orlovsky for pool bathroom repairs, \$486.45 to George Orlovsky for 2 new grills at the pool and propane, \$760.00 to JS Howard Electrical for inspection at the pool, \$ and \$1,007.73 for utilities (813.24 for pool filling, but received credit for waste water charge to be applied for the next several months).

50/50

\$237.00 was collected for 50/50 for the month of May (Kentucky Derby income as well). The total collected in 2023 for 50/50 is \$477.00.

Annual Dues

Due's payments deposited this month were \$2,045.00. Year to date dues payments of \$195,465 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 relayed items. The Road Reserve had \$130,252.25 as of December 31, 2020, adding in 2022 interest plus 2022 contribution from the budget of \$46,200.00 and interest accrued, gives a balance of \$233,653.32 at the end of April, 2023.

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.

Steve Wisinski, Treasurer 2023

Committee Reports:

Roads and Grounds (John Fields)

- Lawn Care for Common Areas is looking good.
- The light at the front entrance was fixed, again
- I am spraying the ditch banks around the community for poison ivy and along the vacant lots.
- “Yard of the Month” June winner was Henry and Karen Kennedy. The sign was placed in the yard and a \$50 gift card was awarded. Also a picture was taken to be published on the facebook page.
- Irrigation system is ready but we did not start it until the light was fixed. Will try this week. Plants were planted at the front entrance.
- Common area was sprayed.
- Tree was removed from lot 721 by me
- Dead part of a tree in Roundabout at the end of Cashmere was removed.

Recreation/Social (Sonya Fields)

So far, there are approximately 97 possible residents planning to patronize and/or attend the June Pool Party and food truck. Once this party has passed, we will deliver the flyers and send out an email with information for the July Pool Party. We are also going to post a flyer at the pool in the display case.

Our September Pool Party theme is Chili & Karaoke and we had reached out to Cookies-N-Moore but we have not heard back from them. So, we are still searching for a dessert vendor.

July July 5th – Dog Days of Summer / Hot Dogs & Hamburgers (Coney Island, NC- Vendor) / Cornhole

August TBD – Back to School / Pizza (Tentative) / Summer Olympics

Sept – TBD – Chili / Karaoke

•Recreation Notes: (George Orlovsky & Steve Uribe)

New pump was installed last week.

Lock on gate being left open by the last party to leave.

Complaints about not being able to lock the pool gate.

Pool Party 6/10/23 Music Trivia Night 6/17/23 (non POA sponsored event)

•Welcome Committee Notes:

We had one new resident for May. Dennis and Elizabeth Gallagher 706 Essex.
Met with them on 6/4/23.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA MEETING NOTES

Traceway Roads and Maintenance (TRAM): Restriping at North Gate Approved by Board:
CTA's BOD unanimously approved the restriping of the zigzag lines at the North Gate. The contractor will return and redo the striping at no additional cost to CTA. However, this will create the following issues for North Gate users:

- The gate will be closed to traffic (both directions) for 4-6 hours on the day of the work
- The work will involve painting over the offending line with black paint and then restriping with yellow paint.

As soon as CTA has a date for this work, notices will be sent to the POAs and the media centers will be updated. CTA appreciates your cooperation.

Security & Safety (S&S):

Gatehouse Employee Onboarding Continues - The S&S committee continues to work with new gatehouse staff provided by our security contractor (SPA). Concerns or compliments should be directed to S&S committee chair at CTAvicep@gmail.com or your POA's representative to CTA.

Gates – The visitor gate motor and arm will be replaced within the next few weeks. The gatehouse resident gate is experiencing an intermittent fault either in the reader or in the loop system, so this will be checked out soon as well. Changes to the North Gate include the installation of a barrier gate arm (approved by the BOD in 2022) that will be timed to work only during the daytime hours. At night it will be deactivated and the swing gate will be in operation. S&S believes the barrier gate arm will cut down on wait time, allowing stickered vehicles to move through the gates more quickly.

Boating Safety: Training for boat rescue, and human rescue, on the lake was recently hosted for a large group of CT boat-owning volunteers. Boat owners are encouraged to download a copy of the Lake Trace map from the CTA website (at this link: <https://www.carolinatrace.org/file/document/1890183746/Ltm9L3FZLAggbXHD.pdf>) to keep on your boat in case you must call for help. Contact the gatehouse if you need assistance and provide your approximate location. The gatehouse will contact Charles Holder, Lake Safety Coordinator, to arrange for help from one of our volunteers.

Finance Update:

2024 Budget Draft to be presented at the July BOD meeting: You can review CTA's responsibility to the CT community here: <https://www.carolinatrace.org/p/About-CTA>. Your input with regard to

projects needed can be provided to your POA's CTA Director.

Trace Lake and Dam (TLDC):

Hydrilla Sightings? TLDC is continuing to accept hydrilla sightings as SOLitude Lake Management will provide CTCC with a schedule for the treatment soon. An update will be sent once the exact date is set. Share your hydrilla sightings with Kate Woods (CTAprestr@gmail.com), who has been forwarding these reports to SOLitude for its planning.

Carolina Trace Volunteer Fire Department (CTVFD):

CPR/First Aid Classes at the CTVFD – Classes led by the fire department's in-house CPR instructor are being organized. The cost to participate is \$60 per person. Email ctvfdtraining824@gmail.com for more information.

The 2023-24 Fire Department Budget was passed. The increases in the budget is due to staffing and additional services that will be provided in 2024. A sprinkler system is currently being installed in the fire station so volunteer firefighters can reside in the building overnight in compliance with fire safety and building codes. Overnight staffing will allow for reduced response times during nighttime hours.

Controlled Burning in CT - Chief Meyers was approached regarding the burning of underbrush on unimproved lots in Carolina Trace. The Fire Department will not endorse that at this time due to the volume of smoke it would generate, creating a health hazard to many residents. Thanks for your understanding.

Fire Hydrant Testing this Month - Testing on select hydrants will take place in the coming weeks. Such testing is part of an annual process that provides the FD with a rating that is important when it comes to calculating your residential fire insurance premiums.

CT Community July 4 Fireworks Update:

The volunteers who had been responsible for the community fireworks at the Club on Independence Day have informed Kate Woods they will no longer be doing this moving forward. We thank them for the amazing shows in years past. The CTA Directors have been asked to solicit community input from residents for ideas for 2024.

Volunteers Needed:

CTA is seeking volunteers to help out on various committees for 2024. CTA's areas of responsibility are summarized at this link on the website: <https://www.carolinatrace.org/p/About-CTA>.

Calendar:

Tuesday, June 20, 6 p.m. - CERT training on Search and Rescue Knots at the Carolina Trace Fire Department. Anyone in the community is invited to attend the training. Questions? Contact Penny Turner (CT CERT Coordinator, leectynccert@gmail.com)

Saturday, June 24 - Radio Field Day - at the Carolina Trace Fire Department. Open to all in our community.

Field Day is an informal radio contest, as well as practice for emergency communications. Setup of radio stations will occur from 11 a.m. to 2 p.m. in the Lee County Emergency Services Mobile Command Center. At 2 p.m., the contest begins, and we will be making radio contacts around the country by both voice and digital modes. Come and learn about the Mobile Command Center and ham radio communications. Questions? Contact Penny Turner (CT CERT Coordinator, leectynccert@gmail.com).

Tuesday, June 27, 7 p.m. - Community Watch Overview in the CTCC Ballroom. Sergeant James Estes from the Lee County Sheriff's Office will present information on how to set up Community Watch programs within the various POAs. All CT residents are invited to attend.

Tuesday, July 4 – Independence Day BBQ at CTCC, You do not need to be a Club member for this event. Call 919.499.5121, ext. 212, for more information and to reserve a table.

August 18, 19, 25 and 26, CERT Training, Basic Course – Training is open to all CT residents and is held at the CTVFD. For more information on CERT (Community Emergency Response Team), visit <https://www.carolinatrace.org/p/CERT>.

Summer Events Open to all CT Kids

- “Elite Sports Camp” at the CTCC is open to all children (ages 6-14) with a special discount for CT residents. Camp dates are weekly in June/July/August. Elite Sports Camp includes swimming, yoga, golf and tennis. For more information, visit www.elitesportscamp.org.

Coming in July: Carolina Water Service (CWS) Town Hall: CTA is arranging for a representative from CWS to join our community for a town hall. More information will be coming on this.

[Thanks for reading to the end!](#)

Community Hotline: Call 919.499.2722 *OR* the Gatehouse line, option 2. The hotline will provide the status of roads, gates, and utilities.

Recent CTA Website Updates: Full minutes from the May 2 meeting are now available on the CTA website (<https://www.carolinatrace.org/p/CTA-Board-Meeting-Minutes>). Minutes from the June 6, 2023 meeting will be available following their approval at the July BOD meeting.

CTA Annual Reports for 2021 and 2022 have been compiled and uploaded (<https://www.carolinatrace.org/p/CTA-Annual-Reports>).

The CTA website does not accept resident registrations; *you do not need to register to access any of the information on the website.*

Questions? Your POA's CTA Director can provide clarification on any of the above.

Reminder: CTA and all POAs are run by volunteers from within our communities. Please

consider doing your part to make CT a great community for all residents. Instead of posting concerns to social media (where they are unlikely to be resolved), contact your POA leadership for guidance on how to raise concerns to the volunteers who are in the best position to address them.

Architectural (Jamie Bowen)

OLD BUSINESS

566 Chelsea – Interior finishes are continuing. Exterior painting and stone veneer has started.

NEW BUSINESS

Lot 754 Turnbury – The contractor has sent in an updated site plan for review. I will be reviewing the site & house plans for approval this week.

Lot 632 Angus – Has requested an example of an approved site plan. I have sent him the 754 site plan as an example.

Lot 785 Cashmere – request for a tool shed attached to the house. I am waiting on a site plan showing where it will be on the house.

Lot 707 Essex – Possible next steps with legal?

-Open discussion

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

June	8	Board Meeting
July	13	Board Meeting
August	10	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Ben Perez moved to adjourn the meeting. Amelia Reible seconded the motion. The meeting was adjourned at 8:15 pm. Next meeting July 13th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
July 13 , 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Sonya Fields, Ben Perez, Steve Uribe, Annie Moeller

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

President’s Report: (Ben Perez)

- CTA Budget requests have been sent to WT POA Members
- Duke Progress outage on Tues was due to failed connections at the transformer.

Secretary’s Report (Annie Moeller)

616 Chelsea – notice has been sent about status of the yard to property owners. No reply or attention to the weeds has been given yet.

Treasurer’s Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS’ ASSOCIATION
FINANCIAL REPORT
June 2023

BANK BALANCES

At the end of June 2023, the POA accounts at First Bank had the following balances:

	<u>May Balance</u>	<u>Transaction</u>	<u>June</u>
	<u>Balance</u>		
Checking Account	\$154,295.67		
Obligations paid		(24,239.90)	
Credits		4,980.00	
Transfer		46,000.00	
			\$181,035.77
Money Market	\$116,671.81		
Interest		3.16	
Transfer		(46,000.00)	
			\$70,674.97
Road Reserve Fund (RRF)	\$233,672.84		
Interest		1.28	
Transfer to Goldman		(233,672.00)	
			\$2.12

Goldman Sachs	\$233,672.00		
Interest		821.49	
Transfer		233,672.00	
			\$234,493.49

POA Bank Total
\$504,640.32

Payments

Vendor invoices paid in the month totaled \$24,239.90 which included \$1600.00 to Bobby Branch for limb pickup, \$990.00 to Urban Turf for mowing, \$80.00 to CT Trash Pickup, \$105.92 to John Fields for plants and new floodlights at the entrance, \$32.07 to Sonya Fields for pool party supplies, \$428.00 to Fix it Plumbing for backflow testing, \$42.50 to Intuit for accounting software, \$1,200.00 to Sanford Law Group for letters of lien, \$18,931.25 to CTA for dues, \$53.94 to John Fields for yard of the month gift certificate, \$300.00 to Bobby Branch for tree removal, and \$476.22 for utilities.

50/50

\$52.00 was collected for 50/50 for the month of June. The total collected in 2023 for 50/50 is \$529.00.

Annual Dues

Due's payments deposited this month were \$4,980.00. Year to date dues payments of \$202,914 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 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 \$2.12 at the end of June, 2023.

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 2023

There are 5 Properties that we will be sending to lien. There are 2 more properties that will be going to lien. Personal hardship case not cooperating with the board. New resident is not responding.

WTPOA is currently sitting at 97% dues paid.

Barclays did not pan out for a decent money market. They were slow and required too much info. Goldman Sachs generated \$821.49 in the first month alone. More interest accrued in one month than by the money market for the last 3 years combined.

FY24 Budget plug – Interest return used for dues reduction (Fall planning idea)

Committee Reports:

Roads and Grounds (John Fields)

New Business

Cushman's undercut the wood line on the right and left of the main entrance and on each side of the entryway to the common area/pool. I will begin a maintenance schedule to spray growth to keep it cleared.

New flag was donated to the POA for the main entrance and has been put up.

I am spraying the ditch banks around the community for poison ivy and along the vacant lots. Would like to have the lots that are not undercut to receive a letter from the POA as well as a referral to Cushman's or like that are able to clear the lot at minimal cost.

“Yard of the Month” July winner is Louise Spofford. The sign was placed in the yard and a \$50 gift card was awarded. Also, a picture was taken to be published on the Facebook page.

Irrigation system is working well, and the deer are enjoying the new plants at the main entrance. I have planted more deer resistant varieties to replace the free stuff I planted that the deer love.

There was a very large Oak tree on the right at the top of the hill of the main entrance that is dying and also leans toward the road. It was removed by Cushman's. The cost should be split with Sedgemoor just like the clearing job on each side of the entry.

There is a dead tree at the end of Essex Ct. It was removed. There is another one at the end of Cashmere that I had partially removed last month, but it is now obvious that the entire tree is compromised and needs to come down before it falls. Cushman's is scheduled to take it down as well.

I am working with Mitchel Paving and getting a quote to resurface the roads in our POA. In addition, I have hired them to fill the large cracks in the road in the fall. This will help maintain the roads until we have enough to repave the entire community.

Recreation/Social (Sonya Fields)

The POA dinner for July had about 35 attendees. Golf was played, it was a small group.

The July pool party & food truck had a large group in attendance, estimating over one hundred. We did hear back from Cookies-N-Moore for the September Chili Cook-off and pool party. They will be attending.

We did have a scheduling issue with Coney Island NC, so reaching out to Pizza Truck to ensure we are good to go.

Old news: Wildfire Wood Fire Pizza is scheduled for the August "Back to School" Pizza & Pool Party

•Recreation Notes: (George Orlovsky & Steve Uribe)

Highlighted first section of uneven surface in pool pavilion with Hi-Viz Yellow on 6/8/23. The second section was too damp and dirty to do. Will finish within next 2 weeks weather permitting.

Will do Wet 'n Forget tennis courts in August.

Heat and rain put stress on pool water stability this past. Josh adjusted chemical cocktail to counter effects.

Gate to pool still being left unlocked.

Beatles' Music Trivia scheduled for Saturday evening.

Pool deck surface and Pavilion slab sinking and cracking concerns.

Men's room bathroom (possible leak)

•Welcome Committee Notes:

Informal meet at door threshold with Cassandra Bethea, fiancée of homeowner Andre Jennings 571 Broadmoor on 6/25/23. Left info package and contact info.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA News posted 6 JULY 2023 -Key Items of note:

Barrier gate installation at North Gate week of 10 July

Restriping of North Gate Area

Changes in SPA contract

2024 Budget has begun, anticipate it being complete after in-person meeting in Sept

Architectural (Jamie Bowen)

(No update received for July)

OLD BUSINESS

566 Chelsea – Interior finishes are continuing. Exterior painting and stone veneer has started.

NEW BUSINESS

Lot 754 Turnbury – The contractor has sent in an updated site plan for review. I will be reviewing the site & house plans for approval this week.

Lot 632 Angus – Has requested an example of an approved site plan. I have sent him the 754 site plan as an example.

Lot 785 Cashmere – request for a tool shed attached to the house. I am waiting on a site plan showing where it will be on the house.

Lot 707 Essex – Possible next steps with legal?

-Open discussion

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

August	10	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Ben Perez moved to adjourn the meeting. Amelia Reible seconded the motion. The meeting was adjourned at 8:15 pm. Next meeting August 10th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
August 9, 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Sonya Fields, Ben Perez, Steve Uribe, Annie Moeller, Ben Perez

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

President’s Report: (Ben Perez)

–CTA Budget requests have been sent to WT POA Members

- Waiting for final CTA budget to be released – We will see an increase
- Internal audits complete for CTA
- Both 592/593 Chelsea have had trees cut that were risks of falling

Secretary’s Report (Annie Moeller)-no report

Treasurer’s Report (Steve Wisinski)

- NSTR
- Barclays did not pan out for a decent money market. They were slow and required too much info.
- Goldman Sachs generated \$821.49 in the first month alone
- More interest accrued in one month than by the money market for the last 3 years combined.
- FY24 Budget plug – Interest return used for dues reduction (Fall planning idea)

-WOODMERE TRENTWOOD PROPERTY OWNERS’ ASSOCIATION
FINANCIAL REPORT
July 2023

BANK BALANCES

At the end of July 2023, the POA accounts at First Bank had the following balances:

	<u>June Balance</u>	<u>Transaction</u>	<u>July</u>
	<u>Balance</u>		
Checking Account	\$181,035.77		
Obligations paid		(5,126.25)	
Credits		4,424.00	
Monthly Service Credit		15.00	
\$180,348.52			

Money Market	\$70,674.97		
Interest		3.00	
			\$70,677.97
Road Reserve Fund (RRF)	\$2.12		
Interest		0.00	
Maintenance Fee		(15.00)	
			\$-12.88
Goldman Sachs	\$234,493.49		
Interest		983.24	
\$235,476.43			

POA Bank Total
\$486,490.04

Payments

Vendor invoices paid in the month totaled \$5,126.25 which included \$145.87 to Sonya Fields for welcome committee and social supplies, \$660.00 to Urban Turf for mowing, \$49.05 to George Orlovsky for pool area cleaning supplies, \$2,350 to Cushman tree service for tree removal, \$486.00 to State Farm for Fidelity Bond, \$535.00 to Fix it Plumbing for pool area toilet repair, \$85.00 to Intuit for accounting software, \$112.32 to George Orlovsky for new lighting at pool pavilion, \$53.94 to Sonya Fields for yard of the month gift card, \$15.00 to First Bank for account maintenance, \$108.00 to John Fields for new plants at the entrance, and \$526.07 for utilities.

50/50

\$50.00 was collected for 50/50 for the month of June. The total collected in 2023 for 50/50 is \$579.00.

Annual Dues

Due's payments deposited this month were \$4,980.00. Year to date dues payments of \$202,914 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 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 \$-12.88 at the end of July, 2023.

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 2023

Committee Reports:

Roads and Grounds (John Fields)

New Business

- Discussions about drainage issues continue. Areas of concern are specific to the POA and not individual issues. The problem is handling the water during downpours and funneling the water in the most direct route without infringing on the property owners. Currently we are under discussion about the end of Cashmere and Essex. These two are not the only concerns we are looking at, but the priority as there has been an impact on the community in these areas that affect more than one property owner.
- “Yard of the Month” seems to be a smash hit. Everyone that gets it is really excited and others in the community have expressed the same enthusiasm as the winners. I am going to order a larger sign because it seems a bit obscure to the passersby and not serving the purpose I intended. If you have a yard you wish to nominate, please let me know.
- I am working on a potential financial request for next year's budget and having difficulty. I would very much like to find a cheaper pick-up service for limbs and leaves, so I will be farming this out to more vendors than in the past.
- Projected in the budget is the resurfacing of the parking lot and entrance to the pool commons area.
- Also, in the fall we will be filling the cracks throughout the entire POA. I do not

see prioritizing something that needs to be done throughout the POA. IT is like saying one part is more important than others. I don't have a date yet, but will know more and need to know a cost cap we want to put on this as we will be charged by the product used.

ACTION ITEMS

-Continue discussion on drainage issues and get quotes.

Recreation/Social (Sonya Fields)

-Even though the pizza food truck backed out, we had great attendance for our pool party and The Subs Factory and more..... food truck.

-We did not attend the POA dinner on Wednesday Aug 2, so I don't have information on that.

-September is set for a Chili Cook-off on 9/9, with the sandwich board already advertising it. I reached out to Cookies -N-Moore to confirm she will still be able to attend on this day. Fliers will be delivered soon.

•Recreation Notes: (George Orlovsky & Steve Uribe)

- Cleaning crews advising that the pool gate is still being left unlocked.
- Have 2 more uneven surface areas that must be highlighted at the pool pavilion.
- Pool: Paint is beginning to blister extensively along pool bottom and side walls.
- Proposal for painting the Woodmere-Trentwood POA pool:
- Includes prepping the pool (this is different than just getting the pool ready for water), letting the pool dry, applying two coats of vinyl paint on two separate days; letting it cure 5-7 days before filling with water.
- All steps are done in accordance with paint manufacturer recommendations to ensure a superior job.
- Strongly suggests doing this fall as opposed to next spring.
- Pool Card Reader/Security System ideas:
- Vector Security representative walked the POA pool grounds and took photos. Awaiting quote.

•Welcome Committee Notes:

- Patrick and Stacy See 718 Darwin Ct. Moved in toward the end of July.

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

- CTA news sent out on Blast to WT POA 4 Aug
- 2024 Budget has begun, anticipate it being complete after in-person meeting in Sept

Architectural (Jamie Bowen)

OLD BUSINESS

- 566 Chelsea – Interior finishes are continuing.
- Lot 707 Essex – Home is for Sale. No new news.

NEW BUSINESS

- Lot 762 Turnbury – Sent request for split rail fence, which has been approved.
- Lot – 657 Chelsea fencing which has been approved.
- Lot 640 Chelsea – Request for deck received and has been approved.
- Lot 641 Chelsea – Approval has been given for replacement windows.
- Lot 632 Angus – Has submitted applications and drawings for a new home build. I will be reviewing this packet later this week. (Has the road maintenance fee been received?) (Treasurer)

-Open discussion

- Cashmere Drainage Project
- Recreation Area Rehab (Pool / Pavement / Security System)
- Additional drainage projects
 - -Cheslea Cart Path (location – Orlovsky/Fields)
 - Cheslea /Picadilly (Easement agreement and runoff)

Still reviewing revisions to R & R's concerning short-term rentals.

Dates:

August	9	Board Meeting
	24	Budget Work
September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

George Orlovsky moved to adjourn the meeting. Amelia Reible seconded the motion. The meeting was adjourned at 8:35 pm. Next meeting September 14th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
September 14, 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Ben Perez, Steve Uribe, Annie Moeller, Ben Perez, Steve Wisinski

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

President's Report: (Ben Perez)

Ben reminded members that this zoom meeting is a budget meeting, with only a few notes, limiting each group to 15 mins, then 10-15 to discuss and vote as needed. For the budget it should be: Roads and ground, Recreation, Treasurer

WTPOA Board will move to reinstate the uptick on the unimproved lots per the 2021 Vote which was suspended in 2022.

After that, the meeting should revolve around drainage improvements, recreation area upgrades, road maintenance, and any other items we would like to put in place for 2023.

We can have all the data to Steve and he can work the numbers and have them ready after the CTA votes in OCT on their budget, because they didn't vote in SEPT. After the finalized CTA Budget Vote, we can do a quick review in the OCT meeting and vote on a finalized budget for WTPOA..

Secretary's Report (Annie Moeller)

- Election Ballots go out in October.
- Please have recruited nominees to submit a bio to Annie this month. (ASAP)
- Also need Proposed Budget and Property Assessments by mid-september to be mailed out in October with election notice and info about the annual meeting. (Unable to finalize until CTA Budget passes at the October meeting.)
- Articles for the Fall Newswire are due at the end of September.

Treasurer's Report (Steve Wisinski)

- 5 properties were sent to Drew to move forward with a formal lien against their property.
- 3 properties were sent to Drew to draft letters of lien with formal lien requests to follow if they do not pay in the required time period.
- Started working on my fall newsletter, but would like to see what we come up with in regards to spending so I can include that in my report.

Treasurer's Report (Steve Wisinski-continued)

- Eyeballing an American Express CD at a rate of 4.75 to invest additional funds in 2024. I would like to see how our budget pans out so all expenses can be accounted for before "locking: our money into an account.

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
August 2023

BANK BALANCES

At the end of August 2023, the POA accounts at First Bank had the following balances:

	<u>July Balance</u>	<u>Transaction</u>	<u>August Balance</u>
Checking Account	\$180,348.52		
Debits		(3,090.42)	
Credits		5,335	
Transfer to RR		(1,000.00)	
			\$181,593.10
Money Market	\$70,677.97		
Interest		3.00	
			\$70,680.97
Road Reserve Fund (RRF)	\$-12.88		
Interest		0.02	
Maintenance Fee		(15.00)	
Transfer from Checking		1,000.00	
			\$972.14
Goldman Sachs	\$234,493.49		
Interest		983.24	
			\$236,464.10
		POA Bank Total	\$489,710.31

Payments

Vendor invoices paid in the month totaled \$3,090.42 which included \$53.94 to Sonya Fields for yard of the month gift card, \$660.00 to Urban Turf for mowing, \$14.85 to George Orlovsky for pool area cleaning supplies, \$233.17 to Sonya Fields for new umbrellas at pool, \$29.84 to George Orlovsky for pool toiletries, \$1,325 to Cushman tree service for tree removal, \$85.00 to Intuit for accounting software, \$71.75 to Lee County for property taxes, and \$616.87 for utilities.

50/50

\$50.00 was collected for 50/50 for the month of August. The total collected in 2023 for 50/50 is \$629.00.

Annual Dues

Due's payments deposited this month were \$4,980.00. Year to date dues payments of \$202,914 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 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 \$972.14 at the end of August, 2023.

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 2023

Committee Reports:

Roads and Grounds (John Fields)

Working on pricing for several projects related to roads, drainage and recreation area for next few years budget.

Recreation/Social (Sonya Fields)

I am unaware of the attendance for the September poa dinner and golf.

The POA chili cook off was canceled due to lack of interest.

We will continue with dinners, but have no other events planned for the rest of this year.

•Recreation Notes: (George Orlovsky & Steve Uribe)

Working on pricing for several upcoming projects including pool resurface/painting, tennis court resurfacing, pool decking and pool security system options.

•Welcome Committee Notes:

- Bobby/Tara Braxton 598 Chelsea (own)
- Jeffrey/Dawn Just 722 Chelsea (rent)
- Tyler/Savannah Edwards 607 Cashmere (own)

CTA Meeting Report:

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

- CTA Meeting:
 - - All motions to amend line items in the budget failed. The CTA budget we have to work with will stay solid unless we can not reach a majority when voting in October. We will be able to effectively plan and use this budget to create our budget for 2024.
 - - CTA budget vote in October.
 - - I will need our board's vote on the CTA's budget in order to vote in October.
 - - Water company merger is ongoing with no end in sight.

Architectural (Jamie Bowen)

OLD BUSINESS

566 Chelsea – Interior finishes are continuing.
Lot 707 Essex – Home is for Sale. No new news.

NEW BUSINESS

Lot 632 Angus – Approval has been given for the new home build.
Lot 593 & 594 – Approval for zoning to combine the lots to a single parcel, which will remove the setback requirement between the two lots.

-Open discussion

Waiting to finalize WTPOA Budget after CTA votes to finalize the CTA Budget next month.
Still reviewing revisions to R & R's concerning short-term rentals.

Dates:

September	14	Board Meeting
	30	Pool Closure Week/Budget Due to Secretary

Steve Wisinski moved to adjourn the meeting. Amelia Reible seconded the motion.
The meeting was adjourned at 8:11 pm. Next meeting will be in person at the CTCC on October 12th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
October 12, 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Sanya Fields, Ben Perez, Steve Uribe, Ben Perez, Steve Wisinski

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

President's Report: (Ben Perez)

No Report

Secretary's Report (Annie Moeller)

-Please turn in Fall Newswire Articles. Thanks to those who have done that!

-We still need Bios from new Board Candidates, Joel and Adam, for ballot/annual meeting mailing-will send reminder email this week

-We are currently editing the Annual Meeting Mailing w/Ballots to be ready for the printer next week

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
October 2023

BANK BALANCES

At the end of October 2023, the POA accounts at First Bank had the following balances:

	<u>September Balance</u>	<u>Transaction</u>	<u>October Balance</u>
Checking Account	\$179,870.61		
Debits		(335.00)	
Credits		21,517.74	
RR Transfer		1,542.82	
			\$157,145.05
Money Market	\$70,683.87		
Interest		(3.00)	
			\$70,686.87
Road Reserve Fund (RRF)	\$957.18		
Interest		(0.05)	

Committee Reports: **Roads and Grounds (John Fields)**

New Business

- Branch pick up is scheduled for the 19th. Three bids were taken for the job and Bobby Branch was awarded the contract with each load of debris costing only \$400. It is estimated that it would take four loads.
- After reviewing the report provided to me by the long range planning folks, I discussed the report with D'Ann Boone. She identified areas that we will be proposing to be repaired along the side of the roads where there is in excess of 2 inch drop. These are road hazards.
- I also spoke with Mitchell's Paving and we are getting an updated cost estimate for the commons area so that we can vote on it in December and set up the schedule to do the work. I am going to set up the time and date for the first of the year.
- In addition, He will be providing us with new estimates for several areas along the main road that need to be redone. That means grinded and repaired, not just filled.
- Mitchel's will also be filling the cracks in the roads that are problematic due to their size and potential problems these may cause. The date has not been determined since we have not had time to meet and discuss the estimate limits.

- Finally, We are also going to look at getting an updated estimate for the entry sign. I am talking to the company and looking to get just the cost of the sign, not the powerwashing and painting. We would like to keep it natural brick. I will also include this in our proposed budget.

Recreation/Social (Sonya Fields)

The October POA dinner had 41 attendees, with it the first dinner for 2 couples. The Just and Eddy families.

I have begun the search for POA dinner hosts for 2024.

C.A.R.E. I reached out to Sue Dykeman before I sent my part in for the Fall Newswire to see what her thoughts were on this committee. She said she and Jerri Hey had been taking care of the needs of our residents, up until recently. She is not getting the requests as they once did, that the dynamics of the POA has changed. She asked to find someone else to run this committee, being she and Jerri are traveling a lot. What are your thoughts on this committee?

Trunk-O-Treat: I sent out an email and FB post inquiring about the interest of having the Trunk-O-Treat at the pool this year, for residents to hand out candy there. So far, the interest is low.

•Recreation Notes: (George Orlovsky & Steve Uribe)

Pool painting project was not completed as scheduled. Josh had finished the prep work but could not paint since the pool floor remained damp and too wet to paint even with warm temperatures and no rainfall. He will re-prepare (no charge to POA) and paint late March/early April.

Pool umbrellas have been stored in pavilion storage closet and furniture placed under the pavilion.

Old scrap grills. Still looking for a 'scrappie' willing to pick them up.

CTA Meeting Report:

- 9-27-2023
- Stonegate POA (SPOA) (Delegate) makes a motion to amend the CTA 2024 Proposed Budget to add \$8500 to the Budget to complete the last phase of the SPOA Audit Motion as approved by the CTA Board March 7, 2023.
- To eliminate the weakness of the Association, that the

Auditors reported to Management, these funds will be used to:

- Hire a professional firm familiar with non-profit corporations that file IRS Tax Form 1120H and the Federal and North Carolina Planned Community Act mandatory regulations applicable to CTA, Inc.
- The firm will work with all CTA Directors, who by CTA By-Laws, are charged with governance of CTA, Inc.
- The goal is to utilize the CTA Directors experience and leadership skills to effect CTA Policy and Oversight procedures that will correct and prevent such weaknesses moving forward.
- This will result in a Governance Training Manual for current and future Board of Directors that will enable the Directors to manage and control the affairs of the Association, establish and supervise all committees and provide oversight regarding all Officers, Committees, Agents and Employees on behalf of the Carolina Trace Community. This is the CTA Directors Authority and Duty under the CTA Articles of Incorporation and CTA By Laws.
- 2024 Carolina Trace Association, Inc. – Budget 2nd Revision (09/05/23)
- • Removed the capital project proposal for the centralized dock, etc.
- ○ Because this line item was removed, I had to adjust the column numbering sequence - which now only goes to 59.
- • Adjusted the Automated Gate Pass cost to "\$0" for 2024 (line item #38, under Safety & Security). The \$800/month won't begin until 13 months into the operation, which will take us to January of '25.
- • Due to this reduction in Operations cost, we'll now be showing an overall operations savings of \$17,285 (included within the Reserve estimate totals, page 2 of budget).
- • Please note the only budget proposal in play is renamed as follows:
2024 Carolina Trace Association Inc. - Budget: 2nd Revision 090523.

● **2024 Carolina Trace Association, Inc. - Budget: 2nd Revision (09-5-23)**

LINE #	INCOME	2023 Budget	YTD 2023	2024 Budget	Notes
1	POA Assessments (Non Capital)	\$517,000	\$565,042	\$503,712	Raise price to \$25 (from \$20)
	Contractor Passes	\$12,420	\$7,912	\$15,525	Raise price to \$25 (from \$20)
2	E-Sticker Purchase	\$18,000	\$10,861	\$22,500	
	POA Property/Pool Insurance	\$10,000	\$10,481	\$10,000	
3	Payments Interest Inc	\$1,000	\$133	\$1,000	
	Other Income	\$0	\$1,500	\$0	
	Total Operating Income	\$558,420	\$595,929	\$552,737	

4					
5					
6					
7					
8	Major Road & Bridge Maintenance (Reserve) Reserve Allocation	\$100,000	\$100,000	\$0	
		\$36,800	\$39,954	\$34	
9	Capital Budget Improvements	\$76,500	\$73,346	\$287,846	
	Total CTA Infrastructure Improvements	\$213,300	\$213,300	\$287,880	
10					
11					
12	TOTAL INCOME	\$771,720	\$809,229	\$840,617	
	OPERATING EXPENSES				
	General Admin. Expenses	\$6,500	\$0	\$6,500	
	Accounting Fees	\$36,572	\$34,967	\$36,572	
13	Insurance	\$500	\$0	\$500	
	Board Training	\$5,000	\$0	\$5,000	
14	Boat Ramp (annual)	\$500	\$0	\$500	
	Computer	\$500	\$100	\$0	Truck Parking Pads: Refurbish
15	E-Sticker Deposit Return	\$100	\$25	\$100	
	Financial Charges	\$400	\$0	\$400	
	Miscellaneous Expenses	\$100	\$0	\$100	
16	Printing/Postage/Shippng	\$1,000	\$122	\$1,000	
	Professional/Legal Fees	\$360	\$315	\$360	
17	Waste/Trash Disposal Fee	\$120	\$238	\$370	
	Web Presence	\$51,652	\$35,767	\$51,402	
18	Total Admin Expenses				
19					
20					
21					
22					
23					
24					
25					
	Roads & Maintenance	\$15,000	\$13,700	\$15,000	
	Drainage Maintenance & Repair	\$15,630	\$8,574	\$15,630	
26	Landscaping/Beautification	\$44,000	\$18,335	\$44,000	
	Mowing and Weed Control	\$22,000	\$26,906	\$30,000	
27	Routine Road Maintenance & Repair	\$8,280	\$0	\$8,280	
	Storm Clean-up	\$8,690	\$1,300	\$16,190	
	Tree trimming/removal/pruning	\$1,500	\$0	\$1,200	
28	Roadside Trash	\$115,100	\$68,815	\$130,300	
	Total Roads & Grounds				
29					
30					
31					Bradford Pear Tree Removal/Restoration

32					
33					
	Safety & Security	\$340,300	\$148,403	\$305,000	
	Security Contract	\$2,500	\$78	\$2,500	
34	CERT Supplies	\$8,000	\$3,051	\$9,000	
	E-Stickers Purchase	\$10,000	\$1,690	\$5,000	
35	Gate Maintenance			\$0	
	Automated Gate Passes	\$3,000	\$2,065	\$3,000	
	Gatehouse Supplies	\$9,000	\$11,343	\$2,500	
36	Security Cameras/Recorder	\$3,200	\$0	\$3,200	
	Contracted IT Support				
37	Utilities	\$13,550	\$9,948	\$13,550	
	Utilities/Non Internet	\$10,000	\$2,559	\$10,000	
38	Utilities/Internet and Video	\$23,550	\$12,507	\$23,550	\$800/month will begin 13th month, or January - '25
	Total Utilities	\$399,550	\$191,644	\$353,750	
	Total Safety & Security				
39					
40					
41					
42					
43					
44					
45					
	Long Range Planning (Capital)		\$15,000	\$20,000	
46 - 1	Bridge(s) Inspection Repairs \$15,000 Crusher Stone Runs (along roads, where required) Traceway Road (Asphalt Overlay)			\$30,000	Complete North Bridge Footer Pours
				\$150,000	
				\$0	
47 - 2	Culvert Repair (Country Club Road/Entrance)		\$5,804	\$50,000	Eliminate steep drop offs
	Gatehouse System Hardware (Computers - '23)		\$1,042	\$22,846	
48 - 3	Gatehouse Maintenance \$6,500 Lake Trace Maintenance (annual) \$5,000 Add General Contract Labor		\$0	\$5,000	~ 1 Mile coverage
	Traceway Road Widening (as required) - C \$20,000 Sign		\$20,000	\$10,000	
49 - 4	Island Erosion Control - C \$25,000 Major Road & Bridge Maintenance (Reserve) \$100,000 Large Truck Parking Pad - C \$5,000 Reserve Allocation \$36,800 Total Long Range Planning \$213,300		\$25,000	\$0	1st Rev: Project pending Escalante development
50 - 5			\$6,500	\$34	Automated Visitor Passes
			\$39,954	\$34	
51 - 6			\$213,300	\$287,880	NG Barrier gate & SG upgrade
52 - 7					
53 - 8					Due to reduced volunteer help
54					
55					
56					Itemized within Income Section
57					
58					Add to Reserves, from above-listed (approved project)

59				
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-

\$566,302	\$566,302	\$535,452
\$213,300	\$213,300	\$287,880
\$779,602	\$779,602	\$823,332

-
-

- Total Operating Expense
- Long Range Planning (Capital)
- Total CTA Budget
- Assessed Lots

● 2023 Budget 2022 Census Data 2024 Budget 2023 Census Data

- Lot Assessment Type
- Number of Assessed Lots
- Assessment for Operations (6:1)
- Assessment Long Range Planning (1:1) Total Assessment

Unimprc	Unimproved Improved Total 780 1,619		
	2,399		
\$51	\$48.00	\$288.00	\$503,712
	\$120.00	\$287,880	\$168.00
	\$791,592	\$408.00	

- Assessment Increase for 2023 20% 5% Assessment Updated
- Reserve Funds

● Exp'd 12/25 Exp'd 12/24 Exp'd 12/23 Exp'd 12/22 Exp'd 12/21

- Beginning (est) \$700,658 \$638,640 \$508,000
- 30110 - General Reserve (Roads, Bridges, etc.) \$0 \$100,000 \$100,000
- Reserve Allocation \$34 \$36,800 \$17,100
- Surplus Reserve (Income - Budget) \$17,285 -\$7,882 \$13,540
- Bridge Repair Reserves Usage - '23 -\$66,900
- Total Reserves \$0 \$717,977 \$700,658 \$638,640 \$508,000

● CTA Communications/Secretary Report - October 2023

- **New/Deleted Resident Reports:** The September 2023 reports were distributed to CTA Directors, Alternates, POA Secretaries and Social/Communications Chairs on October 2. Please report any errors or report feedback to Burt Witaschek (ctavicep@gmail.com).
- **Press release distribution:** In an effort to publicize good citizenship of CT residents, a press release was authorized and sent to WRAL, the Carolina Trace Country Club, and *The Sanford Herald* and *The Rant* publications. The press release covered the 30-year Star awarded for CT's participation in the Adopt-A-Highway Program. This information is also on the CTA website.
- -Sharon Sheldon, Secretary

● October Safety & Security Committee

- The committee met Thursday, September 28th via Zoom.

- The resident responsible for hitting the new Barrier gate motor has been given the estimate to install

new cabinetry on that motor. He has been requested to remit payment within 15 days of the invoice date. The gate contractor has ordered the new cabinet and we are waiting for it to be delivered and then to get on his schedule to install.

- As a note to the gate maintenance, if any of the gates (main, north or south) are reported as inoperative, the CTA Safety and Security Committee volunteers are on site usually within 20 minutes to assess the situation. These volunteers are basically on call 24/7 and have been known to work the problem in inclement weather as well as in the dark of night. They will do whatever they can to get the gates working again as the Gate Contractors usually have a 10-to 14-day time frame before they can do repairs or resets. CTA volunteers expect nothing more than patience on the part of the rest of CT residents, keeping in mind that the volunteers are dues paying residents as well.
- The PTZ (point, tilt and zoom) camera at the North gate failed as did the 8-port switch box at the South gate and both components were replaced by Vector Security (ADS). These components are vital to security at the unmanned gates.
- To better secure the gatehouse on third shift, a combination deadbolt and door chime was installed on the back door.
- The CTA Safety and Security Committee is in the process of contacting the DOT to further study the possibilities of making the North and South access roads to CT less of a potential hazard for drivers.
- **Bradford/Callery Pear Ad Hoc Committee**
- **Motion for Project Approval**
- **October 3, 2023 CTA Board Meeting**
- Debbie Betts (CTA representative for Golf West POA), puts forth a motion for Board approval for \$25,800 for the removal and replacement of the first 28 Bradford Pear trees on Traceway, as per the Bradford/Callery Pear Task Force.
- The cost breakdown is as follows:
 - 1. the removal of 28 Bradford Pears trees (\$6,000);
 - 2. fungicide spray (\$800.); and
 - 3. Procurement, planting, and watering of 20 trees (\$19,000).
- Over 50 contractors were notified of this, we had one proposal for planting, one proposal for spraying, and six proposals for tree removal.
- Thanks.
- **Background:**
- This is what went out to over 50 companies in Lee County via Angie and business net:
- Timeframe: More than 2 weeks
- Property: Commercial or business
 - Remove 28 Bradford Pear trees along Traceway North median in Carolina
 - Comments: after removal. License for both tree removal and spraying must accompany quote. Work to be performed in mid-October.
 - Trace. Stumps must be ground out. All debris must be removed. Root area must be sprayed with pesticide
- Timeframe: More than 2 weeks
- Property: Commercial or business
 - Purchase five redbud trees and five tulip magnolias, all 10 trees to be in five
 - Comments: gallon containers; aerate soil;

compost and fertilize; 10 trees to be supplied; plant all 20 trees; for one

year after planting apply 5 gallons of water per tree as required. Watering not required in winter months.

- I talked with many people and had 4 responses in writing. 1. Conway tree service \$15,000.
- 2. Bush Creek LLC \$6000.
- 3. Woerdeman \$14,000
- 4. Cushman \$24,000
- only one bid for spray: Barry Walls \$800.
- only one bid for planting Barry Walls \$19,000

Architectural (Jamie Bowen)

OLD BUSINESS

566 Chelsea – Owners have moved in.

Lot 707 Essex – Home is for Sale. No new news. Lien rights in process.

NEW BUSINESS

Lot 777 Cashmere – Storm drainage work has began.

Lot 645 Chelsea – Application has been received for a fire pit. I have reviewed the location and gave verbal approval. I still need to finalize signatures on the construction approval form.

-Open discussion

No news at this time

Steve Wisinski moved to adjourn the meeting. Amelia Reible seconded the motion.

The meeting was adjourned at 8:11 pm. Next meeting will be in person at the CTCC on Nov 9th, 2023 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
November 9, 2023**

Directors Present: Sanya Fields, Ben Perez, Steve Uribe, Ben Perez, Steve Wisinski

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

President's Report: (Ben Perez)

See notes below in Open Discussion

Secretary's Report (Annie Moeller)

Election Ballots and Notice of Annual Meeting Mailings were sent out.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
October 2023

BANK BALANCES

At the end of October 2023, the POA accounts at First Bank had the following balances:

	<u>September Balance</u>	<u>Transaction</u>	<u>October Balance</u>
Checking Account	\$179,870.61		
Debits		(335.00)	
Credits		21,517.74	
RR Transfer		1,542.82	
			\$157,145.05
Money Market	\$70,683.87		
Interest		(3.00)	
			\$70,686.87
Road Reserve Fund (RRF)	\$957.18		
Interest		(0.05)	
Maintenance Fee		15.00	
Transfer from Checking		(1,542.82)	
			\$2,485.05
Goldman Sachs	\$236,464.10		
Interest		959.46	

\$237,423.56

POA Bank Total

\$488,935.22

Payments

Vendor invoices paid in the month totaled 21,517.74 which included \$18,931.25 to CTA for assessments, \$136.08 to Annie Moeller for supplies for the annual mailing, \$124.23 to Steve Wisinski for a new POA mailbox, \$1200.00 to Barry Walls for irrigation at the pool area, \$85.00 to Intuit for accounting software, and \$1,041.18 for utilities.

50/50

\$0.00 was collected for 50/50 for the month of October. The total collected in 2023 for 50/50 is \$684.00.

Annual Dues

Due's payments deposited this month were \$335.00. Year to date dues payments of \$203,249 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 relayed items. The Road Reserve had \$130,252.25 as of December 31 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 \$2,485.05 at the end of October, 2023.

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 2023

Committee Reports:

Roads and Grounds (John Fields)

Branch pick up complete
Leaf pickup 18 DEC
Pool Paving to commence in Jan.

Recreation/Social (Sanya Fields)

No news

•Recreation Notes: (George Orlovsky & Steve Uribe)

Pool painting project was not completed as scheduled. Josh had finished the prep work but could not paint since the pool floor remained damp and too wet to paint even with warm temperatures and no rainfall. He will re-prepare (no charge to POA) and paint late March/early April.

Pool umbrellas have been stored in pavilion storage closet and furniture placed under the pavilion.

Old scrap grills. Still looking for a 'scrapie' willing to pick them up.

CTA Meeting Report:

CTA

- New CTA board members were presented
- Fiber conversation is being talked about again
- Sent W-T annual census info to CTA for our neighborhood
- There may be some type of food donation drive happening at the front gate circle. Still in the planning phase.

Architectural (Jamie Bowen)November 2023

OLD BUSINESS

Lot 777 Cashmere – Storm drainage work and paving was completed.

Waiting for a good rain session to see how everything works.

Lot 645 Chelsea – Fire Pit approval was given to the homeowner.

NEW BUSINESS

Lot 632 Angus – A builder has requested information for home approval. I emailed him where to find all the documents required for submission.

Lots 595 & 596 Chelsea – Owner has asked about combining lots. Also asked about providing documentation related to still paying two POA fees once combined.

Lot 625 Piccadilly – Plans have been submitted and rejected due to not meeting POA requirements. We need to request that elevations reflect site topography, and the submittal needs to include building materials and colors.

-Open discussion

This was the meeting for the JR Homes Lien.

Since JR Homes did not attend the meeting, they will be getting fined 100 per day.

See note below from WTPOA attorneys:

Sanford Law Group

Harrington, Gilleland, Winstead, Feindel & Lucas, LLP

J. ALLEN HARRINGTON (1914-2005)

ROBERT B. GILLELAND

EDDIE S. WINSTEAD, III

SUSAN M. FEINDEL M.

ANDREW LUCAS

LAW OFFICES

1410 Elm Street

Post Office Box 1045

Sanford, North Carolina 27330-1045

TELEPHONE (919) 776-4131

FAX (919) 774-8943

November 13, 2023

Officer, Director, Manager

J&R Group, LLC

PO BOX 4928

Sanford, NC 27331

J&R Group, LLC

964 High House Road #3122 Cary, NC 27513

Re: Lot 707, Woodmere-Trentwood Subdivision

Carolina Trace, North Carolina

Dear Officer/Director/Manager of J&R Group, LLC

My name is Andrew Lucas and I represent the Woodemere-Trentwood Property Owners Association (hereinafter to be referred to as "POA"). The purpose of this letter is to provide you with the results of the hearing held on November 9, 2023 in regards to your previously noted violations of the Woodemere-Trentwood Subdivision Restriction, Bylaws and Rules and Regulations as recorded in the Lee County Register of Deeds, (hereinafter to be referred to as "Covenants"). You have five (5) days from the date of this letter to cure the below listed items that need to be addressed. If 5 days shall pass without all curative actions being completed, you shall incur a penalty of \$100.00 per day until such time as all necessary curative action has taken place and been approved by the Board of the POA.

Items to be addressed:

- (1) Removing overgrowth, fallen limbs, weeds and debris creating an unpleasant appearance relative to the neighborhood standards; and
- (2) Repairing the silt fence installed as part of your construction efforts which has previously failed. The failure and the resulting runoff is negatively affecting adjoining properties.

Please contact my office if you have any questions or concerns regarding this matter.

Sincerely,

M. Andrew Lucas

Steve Uribe moved to adjourn the meeting. Steve Wisinski seconded the motion. The meeting was adjourned at 7:45 pm. Next meeting will be in person at the CTCC on Dec 6th, 2023 @ 5pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
December 6th, 2023**

Directors Present: Amelia Reible, George Orlovsky, John Fields, Sanya Fields, Ben Perez, Steve Uribe, Annie Moeller

The WTPOA Annual Meeting was called to order at 5pm by Ben Perez. Minutes of the November Board Meeting were approved via email by directors and posted on the website.

President's Report: (Ben Perez)

Ben opened the meeting with our vision and mission statements:

Vision

- Woodmere-Trentwood strives to be a caring, safe and vital community of quality homes in a wooded setting.

Mission

- Woodmere-Trentwood POA strives to foster a caring culture where neighbors are considerate and help each other. We preserve and enhance our recreational facilities, roads and common areas in a financially sustainable manner.
- Woodmere-Trentwood residents make significant contributions to enhance the quality of life in the greater Carolina Trace community.

Ben thanked our current Board of Directors:

Our community is governed and supported by individuals who volunteer to participate as Board Members

- John Fields
- Sonya Fields
- Jaime Bowen
- George Orlovsky
- Steve Wisinski
- Annie Moeller
- Steve Uribe
- Amelia Reible
- Ben Perez

Board Committees are made up of volunteers who are interested in working in various areas and on projects.

Ben reviewed our residential goals and accomplishments for 2023:

Communication - maintain an informed community through website and print materials

- www.woodmere-trentwood.com
- Bi-annual Newswire
- Email blasts

- Published minutes on website
- Woodmere-Trentwood Facebook page
- Sandwich Board - monthly updates

Recreation - preserve and maintain facilities for residents to enjoy outdoor activities

- Pool opened all season (2023)

Social and Welfare - provide residents with opportunities to build a spirit of community

- All new residents were greeted in a timely manner
- Hosted a few successful social events for the community over summer

Architectural

- Processed Requests for Construction Approval
- Upgraded Standard Drawings
- Updated guidelines for fencing in the architectural standards

CTA - Maintain the POA representative at the CTA level

- North Gate Shift - Ongoing progress / Woodmere voted against this
- Hydrilla Treatments - Ongoing through FY24
- Note: CTA Board and Committee Volunteers Needed

Carolina Trace Governance, different organizations listed below
POA/CTA/CTCC

Treasurer's Report (Steve Wisinski)

Bank Balances on 11/30/23

Checking	\$131,182.47
Money Market	\$70,689.77
Road Reserve Fund	\$2,970.17
Goldman Sachs CD	\$239,386.48
Total	\$444,858.89

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
November 2023

BANK BALANCES

At the end of November 2023, the POA accounts at First Bank had the following balances:

	<u>October Balance</u>	<u>Transaction</u>	<u>November Balance</u>
Checking Account	\$157,145.05		
Debits		(100.00)	
Credits		26,062.58	
			\$131,182.47
Money Market	\$70,686.87		
Interest		(2.90)	
			\$70,689.77
Road Reserve Fund (RRF)	\$2,485.05		
Interest		(0.12)	
Maintenance Fee		15.00	
Transfer from Checking		(500.00)	
			\$2,970.17
Goldman Sachs	\$238,419.09		
Interest		967.39	
			\$239,386.48
			\$444,228.89
		POA Bank Total	\$444,228.89

Payments

Vendor invoices paid in the month totaled 25,577.58 which included \$100.00 to All American Fire Protection for fire extinguisher inspections, \$15.00 for a bank charge, \$25.66 to Steve Wisinski for new treasurer thumb drives, \$314.82 to Annie Moeller for postage for the annual mailing, \$125.73 to All Digital for dues mailing printing, \$9,793.00 to Josh Godfrey for pool maintenance, \$85.00 to Intuit for accounting software, \$2,575.00 to A&I Asphalt service for road repairs, \$12,000.00 to Mark 1 Industries for drainage fixes, and \$513.38 for utilities.

50/50

\$100.00 was collected for 50/50 for the month of November. The total collected in 2023 for 50/50 is \$784.00.

Annual Dues

Due's payments deposited this month were \$0.00. Year to date dues payments of \$203,249 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 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 \$2,970.17 at the end of November, 2023.

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 2023

Committee Reports:

Roads and Grounds (John Fields)

- Maintain ditches at entrance to enable better stormwater flow
- Clearing of brush/trees to improve entrance views near GC
- Community Spring clean-up
- Recreation area breakdown end of season.
- Pruning, planting, and fertilizing in flower beds and island.
- Setting up seasonal decorations and helping with maintenance and appearance.

Special thanks to all volunteers who have given their time. The efforts of these volunteers directly impact the cost savings for maintenance in our POA.

New Business

- Discussions about drainage issues continue. Area at the end of Cashmere is completed and we have not seen the results due to the lack of hard rain.
- Mitchells has us on the schedule for Jan 2024 to resurface the Pool Commons area
- Barry is going to provide a quote for the crush and run along the edge of our roads once the leaf pickup on the 18th is complete.
- Branch pickup was completed with little problem and resulted in a cost of \$2800

- Leaf pickup is scheduled for the 18th and as things look right now, it might be large with several residents taking this opportunity to clean the leaf mulch off their empty lots

ACTION ITEMS

- Will work with Mitchell's to get more quotes on the other areas and filling of cracks.

Special Thanks to George and Leslie Orlovsky for welcoming our new Residents in 2023!

Sophie Bradigan & Drew Ader
 Bobby & Tara Braxton
 Victoria Demme
 Kevin & Mary Beth Eddy
 Tyler & Savannah Edwards
 Dennis & Elizabeth Gallagher
 Artur Golik & Jenna Gallagas
 Andre Jennings & Cassandra Bethea
 Jeffrey & Dawn Just
 Patrick & Stacy See
 Onesimus (Tony) Tavoc
 Todd Tompkins & Steffy Bourdet
 Michael & Laurie Walker

CTA 2024 Budget

- CTA increased assessments by \$18.00 & \$28.00, respectively.
- \$408 per improved lot
- \$168 per unimproved lot
- Square payment option (2024 Dues)

<u>2023 IMPROVED LOTS</u>		<u>2024 IMPROVED LOTS</u>	
CTA Assessment	\$390**	CTA Assessment	\$408
WT Assessment	\$595**	WT Assessment	\$577
Total	\$985	Total	\$985

<u>2023 UNIMPROVED LOTS</u>		<u>2024 UNIMPROVED LOTS</u>	
CTA Assessment	\$140	CTA Assessment	\$168
WT Assessment	\$358	WT Assessment	\$380
Total	\$498.00	Total	\$548.00

***Corrected numbers, were accidentally posted incorrect numbers on the ballot mailings in 2023

Architectural (Jamie Bowen)

OLD BUSINESS

566 Chelsea – Owners have moved in.

Lot 707 Essex – Home is for Sale. No new news. Lien rights in process.

NEW BUSINESS

Lot 777 Cashmere – Storm drainage work has begun.

Lot 645 Chelsea – Application has been received for a fire pit. I have reviewed the location and gave verbal approval. I still need to finalize signatures on the construction approval form.

Those present took a moment of silence to remember those neighbors lost in 2023.

Ballot Results:

We received 88 ballots:

Question # 1

Adam Burns 87 Yes

Joel Kelly 86 Yes

Question #2 (Assessments)

86 Yes

Question # 3 (Rentals)

86 Yes

- We say farewell to two Board Members, who have completed their term on the Board. On behalf of us all I wish to thank each of them for their dedication and support of our POA.
- Ben Perez- Recreation/ VP / President (3 years)
- Jamie Bowen - Architectural Chair (6 years)

Annie Moeller moved to adjourn the meeting. Amelia Reible seconded the motion.

The meeting was adjourned at 5:35 pm. Next meeting will be on January 11th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA