

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
January 11, 2024**

**Directors Present: Adam Burns, Joel Kelly, George Orlovsky, Amelia Reible, John Fields, Sonya Fields, Steve Uribe, Annie Moeller**

The meeting was called to order at 7:10pm by Amelia Reible. Minutes of the December Board Meeting were approved via email by directors and posted on the website.

**President's Report: (Amelia Reible)**

After issues navigating the Zoom link, the meeting took place on Google Meet and new board members Adam Burns & Joel Kelly were welcomed.

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

Numerous Residents reported concerns about a vehicle seen driving from a resident's property onto the golf course and down the golf path, then on to Chelsea. Photos were taken of the damage to the course. The residents whose vehicle was involved in the incident were given written notice of CTCC's rules/guidelines for cart path use, as well as WTPOA R & R's.

A resident at home after a hospital stay expressed concern about building a temporary ramp at her home before getting consent of the Architectural Committee. The resident was advised that permission was not needed for an access ramp and that our WTPOA operates in accordance with the basic requirements of the ADA.

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION

FINANCIAL REPORT

December 2023

BANK BALANCES

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

November Balance Transaction December Balance

Checking Account \$131,182.47

Debits 1,162.15

Credits (6,574.52)

\$136,594.84

Money Market \$70,689.77

Interest (3.00)

\$70,692.77

Road Reserve Fund (RRF) \$2,970.17

Interest (0.13)

\$2,970.30

Goldman Sachs \$239,386.48

Interest (1,003.76)

\$240,390.24

POA Bank Total \$450,648.15

#### Payments

Vendor invoices paid in the month totaled 1,162.15 which included \$165.00 to USPS for stamps, \$232.44 to Woodmere-Trentwood POA for the veterans dinner, \$90.00 to Intuit for accounting software, and \$674.71 for utilities.

#### 50/50

\$0.00 was collected for 50/50 for the month of December. The total collected in 2023 for 50/50 is \$784.00.

#### Annual Dues

Due's payments deposited this month were \$6,574.52. 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 \$2,970.30 at the end of December, 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)**

- Leaf pickup was completed.
- Mitchells has us on the schedule for Jan 2024 to fill cracks
- 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.
- Got two quotes for pavement repair where the road is gator cracks on the main road.
- The parking lot repair will not take place until the pool area is going to be done. Maybe in March.

Asphalt Repairs - Pool Parking Lot - 15'x15'; 20'x35'; 12'x45' Mill & Pave 2"	4,250.00
Full Depth Asphalt Repairs - Chelsea Dr. - 5'x21'; 9'x12' - Saw cut and remove damaged asphalt - Pave back 3" depth - 4 Total tons of 95B Hot Mix	2,500.00
1 Year Guarantee	

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

Special thanks to Sue Dykeman for chairing the CARE committee for several years. Leslie Orlovsky has volunteered to chair the committee for 2024.

**C.A.R.E.** is the acronym for: Committee to Assist Residents' Emergencies. Our POA has 10 resident volunteers who each have 16-18 families and efficiently organize meals or rides for a family who has experienced a crisis, illness, or loss.

If you know of anyone in need please contact Leslie Orlovsky at: 919-498-8877 or [lesorlo77@aol.com](mailto:lesorlo77@aol.com).

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

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

### **CTA Meeting Report:**

**Automated Gate Pass System is Coming in 2024!** The Board approved S&S's recommendation to automate visitor passes. This means residents will have access to an online portal and smartphone app to request passes for visitors and contractors. Of course, those preferring to call the gatehouse may continue to do so.

**Swing Arm Gate Coming to North Exit.** The Board approved a barrier arm to the exit at north access, creating a system of redundancy in the event of one of the gate motors going out or if a gate is damaged. Residents utilizing the barrier gate addition to the north entry are pleased with its quicker operation than the swing gate; it is anticipated that those exiting will also appreciate a gate that opens more quickly during the busier times. Relatedly, CTA just distributed to the POAs a one-question survey about how security should be balanced against access when a gate is inoperable for any reason. If you haven't seen the survey yet, please contact your POA leadership.

**Gatehouse Camera Updates.** The Board approved addition of cameras at the gatehouse, including a license plate reader that will be helpful in identifying those who damage the gates and for the LCSO.

**Financial Review:** CTA is preparing for the 2023 taxes and the annual audit. CTA reserves were moved to a brokerage account to ensure funds over \$250k are insured. Reserves have been invested in US Treasuries for higher yield, better liquidity in event of emergency and greater tax efficiency.

### **Architectural (Adam Burns)**

(No report in January)

### **-Open discussion**

New Board members will get together with Amelia to switch over emails and account information. Reminder of meeting dates.

### **2024 Meeting Dates**

Jan 11<sup>th</sup> @ 7pm

Feb 8<sup>th</sup> @ 7pm

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

Apr 11<sup>th</sup> @ 7pm

May 9<sup>th</sup> @ 7pm

Jun 13<sup>th</sup> @ 7pm

Jul 11<sup>th</sup> @ 7pm

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

Adam Burns moved to adjourn the meeting. Joel Kelly seconded the motion.

The meeting was adjourned at 7:45 pm. Next meeting will be via Google Meet on February 8th, 2024 @ 7pm. Respectfully submitted, Annie Moeller, Secretary WTPOA

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

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

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

**President's Report: (Amelia Reible)**

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

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

No Report at this time.

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT January 2024

**BANK BALANCES**

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

November Balance Transaction December Balance

Checking Account \$136,594.84

Debits 26,686.99

Credits (56,406.33)

\$166,314.18

Money Market \$70,692.77

Interest (2.99)

\$70,695.76

Road Reserve Fund (RRF) \$2,970.30

Interest (0.13)

\$2,970.43

Goldman Sachs \$240,390.24

Interest (1,005.21)

\$241,395.45

POA Bank Total \$450,648.15

**Payments**

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

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

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

#### Annual Dues

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

#### Reserves

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

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

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

Steve Wisinski, Treasurer 2024

## **Committee Reports:**

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

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

## Roads and Grounds (John Fields)

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

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

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

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

**Roads and Grounds (John Fields)**

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

**ACTION ITEMS**

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

**Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)**

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

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



## **Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)**

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

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

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

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

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

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

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

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

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

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

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

### **CTA Meeting Report**

VP Notes February 2024

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

**Architectural (Adam Burns)**

794 Cashmere

Front siding and color change.

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

725 Piccadilly

New Residential Build.

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

**-Open discussion**

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

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

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

**2024 Meeting Dates**

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

Apr 11<sup>th</sup> @ 7pm

May 9<sup>th</sup> @ 7pm

Jun 13<sup>th</sup> @ 7pm

Jul 11<sup>th</sup> @ 7pm

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

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

Respectfully submitted, Annie Moeller, Secretary WTPOA

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

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

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

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

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

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

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

Balance Sheet  
As of February 29, 2024

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

ASSETS

Current Assets

Bank Accounts

Checking (4007) - 1 212,835.22

Goldman Sachs 242,339.62

Money Market and General Reserve 1 70,698.56

Road Reserve (0279) - 1 2,970.55

Total Bank Accounts \$528,843.95

Total Current Assets \$528,843.95

Fixed Assets

Accumulated Depreciation 0.00

Buildings and furniture 0.00

Equipment 0.00

Total Fixed Assets \$0.00

TOTAL ASSETS \$528,843.95

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Credit Cards

REGULAR CREDIT LINE (4007) - 1 5,000.00

Total Credit Cards \$5,000.00

Total Current Liabilities \$5,000.00

Total Liabilities \$5,000.00

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

Woodmere Trentwood POA

Balance Sheet  
As of February 29, 2024

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

## **Committee Reports:**

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

- Crush and run was completed.
- Mitchells has set March as the start date for the pool repairs and resurfacing.
- Mitchells will also complete two other repairs along Chelsea and Broadmoor.
- We need to consider once the cul-de-sacs are complete in two years starting to resurface the entire Cashmere as it is the worst of our main roads.
  - Angus Court \$14820
  - Bucks Court \$8930
  - Essex Ct \$7790
  - Darwin Ct \$11400
  - Picadilly Ct \$ 7600
  - Thames Ct \$3800
  - Oxon Ct 14400
  - Spyglass Ct \$9500
  - Grand total for the cul-de-sacs not off Cashmere is \$78,240

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

### **Recreation/Social (Sonya Fields/Leslie Orlovsky CARE)**

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

Beginning to think about the Kentucky Derby. We were thinking of having a food truck vendor, then have residents bring desserts. Last year, we had a lot more desserts than actual food. Also need to find if Joe Wirsing is willing to do the horse race part and if the Garbes are doing the Mint Juleps.

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

## C.A.R.E. REPORT March 2024

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

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

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

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

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

No other needs or requests for assistance have been received.

Respectfully submitted:

Leslie Orlovsky  
C.A.R.E. Chairperson

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

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

### **CTA Meeting Report**

VP Notes February 2024

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

Moderator: George Orlovsky

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

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

### **Architectural (Adam Burns)**

725 Picadilly New Residential Build

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

707 Essex Inquiry

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

Realtor Exterior Improvement Inquiry

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

594-593 Chelsea Request For Construction

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

### **2024 Meeting Dates**

Apr 11<sup>th</sup> @ 7pm

May 9<sup>th</sup> @ 7pm

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

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

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

Adam Burns moved to adjourn the meeting. Sonya Fields seconded the motion.

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

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
April 11, 2024**

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

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

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

Please turn in your article for our Spring Newswire by the end of April.

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

Not much to report from my end for the most part.

- We are at 90% for dues collected. It's pretty normal from my experience and I will continue to reach out to homeowners that are still delinquent. We will see more dues trickle in over the next few months.
- Completed Spring Newswire.
- Compiling data for our annual financial review

**WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT March 2024 BANK BALANCES**

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

Checking Account \$212,835.22, Debits 21,412.72, Credits (62,989.55)  
\$254,412.05  
Money Market \$70,698.56, Interest (2.99)  
\$70,701.55  
Road Reserve Fund (RRF) \$2,970.55, Interest (0.13)  
\$2,970.68  
Goldman Sachs \$242,339.62, Interest (944.17)  
\$243,352.98  
POA Bank Total \$571,437.26

**Payments**

Vendor invoices paid in the month totaled \$21,412.72 which included \$10,600 to Bobby Branch for Fall cleanup, \$10,300 to Walls Lawn Care for road repairs, \$90.00 to Intuit for accounting software, \$153.96 to W-T POA for a new ramp for the shed, and \$268.76 for utilities.

50/50 \$63.00 was collected for 50/50 for the month of March. The total collected in 2024 for 50/50 is \$164.00.

**Annual Dues**

Due's payments deposited this month were \$62,989.55. Year to date dues payments of \$190,914.03 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, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The General Reserve Fund was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021

contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

\*MONEY MARKET ACCOUNT - This account is used as a cash management account so that it can earn interest, which the checking account does not. This money will soon be transferred to a CD or a high yield savings account to accrue more interest than we currently get.  
Steve Wisinski, Treasurer 2024

## **Committee Reports:**

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

(No Report at this time.)

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

We are still in need of a dinner host for the month of July. I instructed the June hosts, if there wasn't a host for the July dinner, to return the badge container etc. to me and we will take up with the August dinner. We are thinking it is due to the 4th being on a Thursday this year.

We do have a food truck for the Kentucky Derby. Smokehouse Bistro will be our vendor for this event. We did this because last year, in dividing the residents up according to last names for one group to bring savory and the other sweets, we had an overabundance of sweets. We are still trying to decide if we will ask residents to bring desserts.

We will make a flyer soon for Kentucky Derby. Our intent is to print and put in mailboxes, and also send out in an email blast.

Due to the poor packing of plates, utensils, etc. in the storage closet, we are going to have to buy some for the Kentucky Derby, if we decide to go the dessert route.

We plan to continue with the food trucks one Saturday a month for June, July, and August. We have reached out to some, but no responses. Due to lack of participation, we will just have the food trucks and no special theme for these pool parties. Everyone seemed to enjoy the food and fellowship, so we are just going to go with that.

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

The pool is on target to open on May 4th for the Kentucky Derby.

The pool inspection is scheduled for next week. The cost of inspection is \$180.

The pool security camera/key fob project is on hold. Joel, Steve, and George will meet at Sedgemore Pool on 13 April.

- 6 weeks' worth of volunteers for pool duty still needed:

24-30 June
1-7 July
8-14 July
15-21 July
19-25 August



2-8 September

**CTA Meeting Report: George Orlovsky (Moderator)**

CTFD New Interim Fire Chief: Robbie Wilkins

New GM CTCC Ryan Naab

Gate Sentry

Ducks Unlimited

(VP Notes: George Orlovsky)

Bylaw/Restrictions & Reservations Review Committee

First Meeting last Thursday

Members: Sofie Bradigan, Bob Dykeman, Linda Maher, Tom Sullivan, Nathan Suri

**Architectural (Adam Burns)**

**683 Chelsea New Deck Addition**

Request For new construction of 22'x10' synthetic deck with steel cable rail and 10'x10' concrete pad pore for hot tub base added to the east back side of the home. The build would encroach 32" into the rear setback. Approval letter from the adjacent neighbor has been received and reviewed for the exception and approval has been granted for the new construction. Shrubs removed for deck addition.

**571 Broadmoor Roof Replacement**

Request for replacement of shingles on existing roof. Architectural shingles GAF Timberline Brand Color: Charcoal. Approved. Roof Replacement started 4/10/24 Also approved Lot owner request to remove a few trees that pose possible danger to home.

**593 Chelsea/594 Chelsea Addition /New Build**

The property owners originally requested approval for an 1250-1760 sq/ft addition to their existing home. After meeting with them personally, they are wanting to build a residential structure onto the newly acquired unimproved lot 593 with the expectation of using their existing driveway as entry way for the new structure. According to our R's and Architectural Guidelines for Trentwood. It states: (paraphrased, see below excerpt from guidelines below) That any new residential build will have a minimum of 2000sq/ft and attached 2 car garage. New Residential structures must be built within the approved setback guidelines, and each home must have its own driveway installed perpendicular to the centerline of the main road. The owners have asked if it were acceptable to be qualified as an addition, if they were to attach a breezeway between the two structures. This would place their build/"addition" on the plat setback lines.

**Discussion on property was as follows:**

No Breezeway will be allowed, as per our R & R's.

Once Building is erected on an "Unimproved Lot", the lot becomes "Improved Lot" in status, per R & R's.

Attached addition that is to be built should match the existing roofline & have thru access indoor from original property, per R & R's.

New addition may not be able to use existing driveway according to our current R & Rs, though

checking with Lee County Tax records, and reviewing R & Rs.

**2024 Meeting Dates**

(May 4th Kentucky Derby)

May 9<sup>th</sup> @ 7pm

Jun 13<sup>th</sup> @ 7pm

Jul 11<sup>th</sup> @ 7pm

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

Adam Burns moved to adjourn the meeting. Joel Kelly seconded the motion.

The meeting was adjourned at 7:35 pm. Next meeting will be via Google Meet on May 9th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
May 9, 2024**

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

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

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

Please turn in your article for our Spring Newswire.

**Treasurer's Report** (Steve Wisinski) WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION: FINANCIAL REPORT: April 2024 BANK BALANCES

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

Checking Account	\$254,412.05	
Debits		57,297.96
Credits	(5,715.65)	
		\$202,829.74
Money Market	\$70,701.55	
Interest	(2.90)	
		\$70,704.45
Road Reserve Fund (RRF)	\$2,970.68	
Interest	(0.12)	
		\$2,970.80
Goldman Sachs	\$243,352.98	
Interest	(962.17)	
		\$244,315.15

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION: FINANCIAL REPORT: April 2024  
BANK BALANCES At the end of April 2024

**POA Bank Total**

**\$571,437.26**

**Payments**

Vendor invoices paid in the month totaled \$57,297.96 which included \$20,356.50 to CTA for dues, \$35,040 to Mitchell Paving for pool area paving, \$90.00 to Intuit for accounting software, \$1,500.00 to Ben Perez for common area mowing and upkeep, and \$311.46 for utilities.

**50/50**

\$123.00 was collected for 50/50 for the month of April. The total collected in 2024 for 50/50 is \$287.00.

**Annual Dues:** Due's payments deposited this month were \$5,715.65. Year to date dues payments of \$196,629.65 have been deposited.

**Reserves:** The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The **General Reserve Fund** was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

## **Committee Reports:**

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

#### **New Business**

- Drainage at 777 was diverted but the resident at 778 is complaining that more water now runs down his driveway than before. I don't have any data other than his word, but will try to go by and see the problem. I did inform him that the drainage work at 777 was done for the benefit of the community and that it was to help water run off the community quicker. I am not going to promise we can solve this issue, but if what we did caused the problem we need to consider what must be done. The community ditch is on the other side of the road and we might have to build a speed bump on that road to divert the run off to the ditch.
- Mitchell's work at the pool has a couple of issues where grass has poked through the asphalt and I have contacted him to take another look to see if it is going to cause problems or if it is an easy fix.
- We need to consider once the cul-de-sacs are complete in two years starting to resurface the entire Cashmere as it is the worst of our main roads.
  - Angus Court \$14820
  - Bucks Court \$8930
  - Essex Ct \$7790
  - Darwin Ct \$11400
  - Picadilly Ct \$ 7600
  - Thames Ct \$3800
  - Oxan Ct 14400
  - Spyglass Ct \$9500

Grand total for the cul-de-sacs not off Cashmere is \$78,240

- The property behind the pool commons have a drainage ditch that was put in place by a prior Roads and Grounds Chair. The locations of property lines were not considered and the drainage was put on property that was not the POAs. Therefore I am getting quotes to move the drainage to our property. This needs to be done because it looks like they are going to build on one of the properties and the other has already asked us to move it.
- Yard of the month was awarded to Pat and Stacy See at 718 Darwin Court. They have really worked hard and everyday they have made improvements. Go by and take a look. The \$50 VISA card was presented and the YOM POA flag was placed for all to see.
- After driving around to find the yard of the month, I found that the Cul-de-sacs are a mess. I had the Cul-de-sac undercut on Buck Court and it looks so good, I would like to undercut the rest of them. I think this is something we need to do to all the cul-de-sacs every year at least once to cut down on the amount of poison ivy and other invasive plants from taking over them. It will also improve the beauty of our community.

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

The Kentucky Derby was a success, even with the rain.  
Secured food trucks for the summer:

June Hop & Jae  
July Hop & Jae  
August Smokehouse Bistro

Trucks are secured from 4-6pm for each pool party!

After canceling the July POA dinner, due to lack of host Paul Perks has stepped up to host the dinner. All months are covered through December.

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

The pool is open!

## **CTA Meeting Report: George Orlovsky (Moderator)**

CTA:

1. Memorial Day Observance/Flag Ceremony 5/27 8:30am
2. Property Management Co. Options
3. Arm gate install proposal at main gate exit approved
4. Plan to go strictly with Gate Portal beginning 6/1 tabled indefinitely
5. Corporate Transparency Act

ByLaw/R&R Committee Review:

1. Wrapped up review of ByLaws. Most changes were grammar driven (Legal vs. Laymen).
2. Some recommendations for Bylaw revisions will be available for discussion for June meeting.

Welcome Committee April

Lee Murphy & Darla Caudell 722 Chelsea  
Thomas Esposito & Nicole Vought 780 Cashmere

## **Architectural (Adam Burns)**

**725 Piccadilly**

Initial lot cut and clearing, silt fence, biological(Porta potty), and entryway gravel installed for a new residential build. Will message the builder for new and updated timeline.

## **683 Chelsea Deck Addition**

RMR Construction began construction week of May 6 th on the new deck addition approved last month(April).

## **595 Chelsea Proposed Projects**

Owners have requested a visit and walk through for a couple of project's planned they would like to get approval for. Visit scheduled for upcoming weekend 5/11/24 to discuss; Patio Renovation and Garden Shed.

## **Architectural (Adam Burns)**

### **707 Essex Siding**

A siding contractor showed up unannounced May 7th and began installing siding on the unfinished derelict new residential build on Essex. I made contact with the General Contractor (T&C Construction) to find out full intentions. As of now only the siding is being installed to the pre approved type of material and color. Contractor submitted Certificate of Liability Insurance and is applying for a new building permit from the county. As of now siding contractors are still on the job site installing siding. Contracts and permits were emailed to me, so contractors may continue with installations.

### **566 Chelsea Retaining Wall**

Owners are asking for approval for a retaining wall to be erected in their front yard to aid in erosion control. Landscaping Contractor' plans state that the maximum height of the block wall is 36" and will be installed on the high side/left side if facing the front yard. Will schedule a meeting to walk through.

### **594 Chelsea Yard Appearance**

I received an email from a concerned neighbor about the unsightly appearance and condition of the homeowners yard. I have forward that email to our POA President for review and to determine if any action needs to be taken.

### **2024 Meeting Dates**

Jun 13<sup>th</sup> @ 7pm

Jul 11<sup>th</sup> @ 7pm

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

George Orlovsky moved to adjourn the meeting. Steve Wisinski seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on June 13th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
June 13, 2024**

**Directors Present: Amelia Reible, Adam Burns, George Orlovsky, Annie Moeller, Joel Kelly, Steve Uribe, John Fields, Sonya Fields**

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

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

Still searching for replacements for BOD  
Positions of Secretary, Treasurer, & Recreation

**Treasurer’s Report** (Steve Wisinski) **WOODMERE TRENTWOOD PROPERTY OWNERS’ ASSOCIATION: FINANCIAL REPORT:**

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

	<u>April Balance</u>	<u>Transaction</u>	<u>May Balance</u>
<b>Checking Account</b>	<b>\$202,829.74</b>		
Debits		9,841.10	
Credits		(4,865.00)	
			<b>\$197,853.64</b>
<b>Money Market</b>	<b>\$70,704.45</b>		
Interest		(2.99)	
			<b>\$70,707.44</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$2,970.80</b>		
Interest		(0.13)	
			<b>\$2,970.93</b>
<b>Goldman Sachs</b>	<b>\$244,315.15</b>		
Interest		(994.63)	
			<b>\$245,309.78</b>
			<b>\$516,841.79</b>
		<b>POA Bank Total</b>	



## Treasurer's Report (Cont.)

### Payments

Vendor invoices paid in the month totaled \$9,841.10 which included \$319.95 to Weebly for our website, \$3500.00 to Walls Landscaping for limb pickup, \$535.00 to Fix it Plumbing for backflow testing, 4,641.13 to ADS for pool security, \$90.00 to Intuit for accounting software, and \$755.02 for utilities.

### 50/50

\$123.00 was collected for 50/50 for the month of April. The total collected in 2024 for 50/50 is \$287.00.

### Annual Dues

Due's payments deposited this month were \$4,865.00. Year to date dues payments of \$201,494.65 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, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The **General Reserve Fund** was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

## Committee Reports:

### Roads and Grounds (John Fields)

- Water diversion on Cashmere has been put on schedule at a cost of \$1200.
- Yard of the month continues.
- No other business to announce.

### Recreation/Social (Sonya Fields)

Secured food trucks for the summer:

July Hop & Jae  
August Smokehouse Bistro

Trucks are secured from 4-6pm for each pool party!

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

7 pool key fobs remain on hand.

125 fobs are in the mail.

We've issued 68 key fobs to date.

61 key fobs to residents programmed for access from 7:00am to 9:00pm daily

7 key fobs programmed for 24/7 access

- 3 to board members. (VP, Rec#1, Rec#2) These key fobs will get handed off as positions change and board members leave board positions.

- 3 to Josh Godfrey and his two pool maintainers

- 1 in the weekly pool clean-up bag

Other pool key fob/camera info:

- Fee for any fobs that are lost or damaged \$25. Households issued one fob only.

- We are probably not keeping the lock and chain on the gate after 1 July.

- We are probably not keeping the sign-in/sign-out roster after 1 July.

- Additional camera to be installed to cover the pavilion area.

- Email from owners or property management needed to distribute fobs to tenants.

- Jim Boone asked about maintainers who need access to the pool area outside of pool season & they can contact BOD president or Recreational Chairs for access.

## **CTA Meeting Report: George Orlovsky (Moderator)**

CTA:

2025 Budget Preparation under way

Collecting questions, concerns to pass on to the CTA Secretary and Treasurer within the next week.

ByLaw/R&R Committee Review:

Have not met in 3 weeks and will not meet for another two due to vacations, prior commitments etc. Should wrap up the next meeting then begin drafting.

Tennis/Pickleball Court: Resurfacing anticipated to be done 3<sup>rd</sup> week of July.

Repair completed to the steps on the back side of Gazebo.

Welcome Committee May-June

Dotty and Charlie Dalphon 745 Cashmere

Mike & Pattie Kieffer 709 Essex

## **Architectural (Adam Burns)**

595 Chelsea Shed Build

Denied Request for Construction on a 392 square foot shed install on the unimproved side of the combined lot, lot 596. Request was denied due to size, location, and that all lots are reserved for residential builds only (Woodmere-Trentwood R&R's page: 7, Section 8, Subsection F).

683 Chelsea Deck Addition

Final approval granted at beginning of May on the deck addition and construction began the first week of May and is still in progress. Expect the build to be completed before the end of the month.

## **Architectural (Adam Burns) (Cont.)**

### **566 Chelsea Retaining Wall**

Request for Construction received and approved for the installation of a retaining wall for the purpose of controlling erosion. The ground has been prepped and footings have had base gravel installed in preparation of wall installation.

### **594 Chelsea Addition**

Architectural Committee met with homeowners to clarify R&R's and Architectural Guidelines on the definition of what an addition is and what would be accepted as a new addition for any future Request for Construction Applications. Original request was denied due to not being physically attached and location on the unimproved lot, lot 593.

### **632 Angus CT. New Residential Build**

Made contact with Greystone Homes in regards to the approved New Residential Build. I asked for a construction timeline/schedule from the superintendent. Still waiting to receive that timeline. Construction should begin soon.

### **681 Chelsea Fire Pit**

Home owners inquired about the installation of a small fire pit. Informed of the R&R's and Architectural Guidelines and gave advice on the placement.

### **571 Broadmoor CT. Tree Removal**

Homeowner had 2 more trees that needed to be removed for their landscaping project that fell within the scope of their original request.

### **684 Chelsea Pool Installation Inquiry**

Prospective buyers of lot 684 inquired on the installation of an in ground pool. Advised of the R&R's and Architectural Guidelines. Advised to have lot surveyed for setbacks to see if a pool, apron, and fence would fit before applying for request once property is purchased.

### **725 Piccadilly CT. Update**

Footings have been dug out and prepped ready for pouring.

### **707 Essex CT. Siding Installation**

Siding has been installed and met the prior approval specifications. New building permit has been granted for any new completion of construction. No other improvements have been done or scheduled at this time.

## **2024 Meeting Dates**

Jul 11<sup>th</sup> @ 7pm

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

Adam Burns moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on July

11th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
July 11, 2024**

**Directors Present: Amelia Reible, George Orlovsky, Annie Moeller, Joel Kelly, Steve Uribe, John Fields, Sonya Fields, Steve Uribe**

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

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

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

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

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

	<u>May Balance</u>	<u>Transaction</u>	<u>June Balance</u>
<b>Checking Account</b>	<b>\$197,853.64</b>		
Debits		3,134.89	
Credits		(548.02)	
			<b>\$195,266.77</b>
<b>Money Market</b>	<b>\$70,707.44</b>		
Interest		(2.90)	
			<b>\$70,710.34</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$2,970.93</b>		
Interest		(0.12)	
			<b>\$2,971.05</b>
<b>Goldman Sachs</b>	<b>\$245,309.78</b>		
Interest		(966.41)	
			<b>\$246,276.19</b>
			<b>\$515,224.35</b>
		<b>POA Bank Total</b>	

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

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

### **Payments**

Vendor invoices paid in the month totaled \$3,134.89 which included \$295.89 to Sonya Fields for pool party flyers, \$217.30 to John Fields for front entrance maintenance, \$17.97 to Sonya Fields for Kentucky Derby pin, \$30.96 to Sonya Fields for yard of the month flag, \$164.95 to Sonya Fields for a new TV at the pool and yard of the month gift card, \$100.00 to Walls Lawncare for mulching, \$1,097.36 to ADS Security for pool video and monitoring service/installation, \$90.00 to Intuit for accounting software, and \$1,120.46 for utilities.

### **50/50**

\$392.00 was collected for 50/50 for the month of May, June, and the Kentucky Derby party. The total collected in 2024 for 50/50 is \$679.00.

### **Annual Dues**

Due's payments deposited this month were \$548.00. Year to date dues payments of \$193,515.43 (\$201,494.65 from last month was revised as it reflected late payments from previous year) have been deposited.

### **Reserves**

The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The **General Reserve Fund** was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

**Steve Wisinski, Treasurer 2024**

## **Committee Reports:**

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

No report this month

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

Secured August Food Truck, Smokehouse Bistro, from 4-6pm for pool party!

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

### **Pool Fobs**

53 pool key fobs remain on hand.  
We've issued 147 key fobs to date.

140 key fobs to residents programmed for access from 7:00 am to 9:00 pm daily during pool season.

### **7 key fobs programmed for 24/7 access**

- 3 to board members. (VP, Rec#1, Rec#2) These key fobs will get handed off as positions change and board members leave board positions.
- 3 to Josh Godfrey and his two pool maintainers
- 1 in the weekly pool maintenance bag
- Updated Recreation Rules posted on Facebook (See link below)

<https://docs.google.com/document/d/1EpGcdHSGAnApd8LRbCsdGZlhwdXaoVem/edit?usp=sharing&oid=109237204663084923454&rtprof=true&sd=true>

### **Other items.**

- Tennis court resurfacing dates/details
- Investigate permanent fix to pool gate/Replacing pool fence
- Grass parking at the pool, mostly golf carts to be discussed at a later date.

## **CTA Meeting Report: George Orlovsky (Moderator)**

1. Do North Company will be doing the Tennis Courts Resurfacing later in the fall, which were recently pressure washed.
2. New CTA Representative-Ben Perez
3. Safety & Security Committee considering Car flow plates & ways of New Resident reporting
4. Non-Conformance Letters sent to the following Residences: 628 Angus, 599 Cashmere, 607 Cashmere concerning R & R violations
5. POA is still in need of an Attorney to keep on retainer

## **Architectural (Adam Burns)**

### **684 Chelsea Fence Inquiry**

Received Inquiry on guidance for type and placement of fence for potential buyer.

### **649 Chelsea Mailbox Replacement**

Received Inquiry on sourcing contractors to build and install replacement mailbox.

Attached screenshot of Architectural Guidelines with drawing of the CT Mailbox.

### **628 Angus Ct.**

Non conformance letter sent to homeowner for the yard debris and logs that have been placed in the front yard for a couple months. Homeowner has responded and a reply is being drafted this week to assist in the compliance.

### **599 Cashmere**

Non conformance letter sent to homeowner for advertisement banner erected in front yard.

### **2024 Meeting Dates**

Aug 8<sup>th</sup> @ 7pm

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

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

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

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

John Fields moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on August 8th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA



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

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

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

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

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

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

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

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

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

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

### **Payments**

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

### **50/50**

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

### **Annual Dues**

Due's payments deposited this month were \$2,643.00. Year to date dues payments of \$196,157.43 have been deposited.

**Reserves** The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The **General Reserve Fund** was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

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

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

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

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

## **Committee Reports:**

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

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

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

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

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

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

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

Re: Pickle Ball Court Lighting.

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

Included:

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

Exclusions:

- Anything not shown in the inclusions section.
- Hauling away of the old fixtures
- Not responsible for any damage to grass or any other soft soil area. The lift can dig in if it gets hung up

—The POA Board agreed to table this item while Rec Chairs get another bid. Bid from Duke Energy was well over \$100K.

—Annie Moeller made a motion for the The POA Board to approve the estimated \$9875xx for a new 5', 3-rail Black Fence to surround the pool and replace the current fence. Steve Wisinski seconded the motion. The motion for a new fence passed.

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

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

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

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

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

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

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

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

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

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

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

## **Architectural (Adam Burns)**

### 599 Cashmere Compliance

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

### 628 Angus Compliance

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

### 706 Essex Fence Inquiry

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

### 593/594 Chelsea Addition

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

## **2024 Meeting Dates**

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

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

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

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

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

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
September 12, 2024**

**Directors Present: Amelia Reible, George Orlovsky, Joel Kelly, Steve Wisinski, Steve Uribe, John Fields, Sonya Fields, Adam Burns**

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

**President's Report (Amelia Reible)**

-Have had a few calls from realtors about homes for sale, mostly questions that could be answered by directing them to our website!

-Resident messaged me asking about the possibility of a playground being put in between the pool and tennis courts.

-Had a request to close the pool for a private event. The request was denied. This was due to unanimous board agreement that all amenities should be accessible by all residents.

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

Still searching for replacements for Board of Directors

Positions of **Secretary & Recreation**

Budgets for committee chairs will be due soon, so please get your budget reports ready

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

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

	<u>June Balance</u>	<u>Transaction</u>	<u>July Balance</u>
<b>Checking Account</b>	<b>\$160,154.35</b>		
Debits		36,228.88	
Credits			
			<b>\$160,154.35</b>
<b>Money Market</b>	<b>\$70,710.34</b>		
Interest		(2.99)	
			<b>\$70,716.32</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$2,971.31</b>		

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

Interest		(0.13)	
			<b>\$2,971.31</b>
<b>Goldman Sachs</b>	<b>\$246,276.19</b>		
Interest		(1,006.70)	
			<b>\$248,285.51</b>
		<b>POA Bank Total</b>	<b>\$482,127.49</b>

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

**Reserves** The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The **General Reserve Fund** was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

### VP Notes (George Orlovsky)

Corporate Transparency Act (FinCEN)- If we do fall under the law, even as a non-profit organization, each board member will have to supply the government, full name address, SSN, copy of driver's license or passport. Drew is looking into whether we are affected by it. By-Laws and R&R's-Proposed Revisions to By-Laws & R & R's are still being discussed and reviewed.

### Committee Reports:

#### Roads and Grounds (John Fields)

Stick pickup week of October 14th

#### Recreation/Social (Sonya Fields)

I have started actively seeking hosts for 2025 POA Dinners. I do have hosts for April and December

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

The last day the pool will be open is 5 October.

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

### **Fencing and Pool Security system.**

The existing fence will be removed beginning 7 October.

1) Vector Security scheduled us for the 7th of October to remove existing equipment from the fence and once the new fence is complete, reinstall existing equipment.

The cost is one time \$780.

2) To put in the second gate on the side entrance with fob reader and request to exit panel while also performing actions in item# 1...

Cost is one time \$3199.66 and a monthly increase of \$8.

So, \$2419.66 to install NEW equipment.

George asked to add another camera overlooking the tennis court. It will be mounted on the apex of the pavilion on the side near the gazebo.

It's an additional \$325 for parts and labor and would add the camera to the service plan if something happens to it.

If there are no objections, I'll call Dalton on Monday and add that to the work being done in October.

\$3524.66 for all the work.... increase of \$8/month (I will double check the monthly increase with Dalton)

If there are no budgetary concerns, I will let Dalton know we are good with item #2.

### **Tennis/Pickleball court lighting**

We have one quote for the lighting (~\$10k)

We are getting a second quote for the lighting and a quote to upgrade/replace the electrical panels in the pump room. Should have those quotes this week.

Mr. Stoner will be on site next week for a third quote.

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

The stop sign motion to remove stop signs from Traceway was passed and they were all removed on Thursday, 10/5/24.

Find CTA minutes on either link below:

[EPKxkcgawTtfZQk1.pdf \(carolina trace.org\)](#)

[www.carolinatrace.org](http://www.carolinatrace.org)

## **Architectural (Adam Burns)**

637 Chelsea

Inquiry from potential buyer of lot about setback, minimum square footage of potential build, and general questions about Architectural Guidelines and R&R's

## **2024 Meeting Dates**

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

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

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

Steve Uribe moved to adjourn the meeting. Sonya Fields seconded the motion.

The meeting was adjourned at 8:00 pm. Next meeting will be in person at CTCC on October 10th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
October 10, 2024**

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

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

**President's Report (Amelia Reible)**

2024 Budget was reviewed.

2025 Proposed Budget was presented line-by-line by Committee Chairs as well as CTA/POA Assessment Amounts.

Steve Wisinski to submit the final proposed 2025 Budget for approval by BOD in email this weekend.

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

Thanks to George Orlovsky for finding replacement volunteers for positions of Secretary, Treasurer, & Recreation Vacancies. Still need BIOS for all candidates for annual mailing ballots. Need to approve Budgets and 2025 Annual Assessments at tonight's meeting!

**Political Sign Law:** The General Assembly of North Carolina passed Senate Bill 315 in August of 2011 that permits campaign signs in the right-of-way. Signs are permitted during the period beginning on the 30th day before the beginning date of "one-stop" early voting and ending the 10th day after the primary or election day. (There is early voting in effect for primaries as well as the general election in November. The early voting for the primary election begins on February 15 so the signs would be allowed from 30 days prior to that until 10 days after the election which would be March 15.) No campaign sign should exceed six square feet in area or 42" in height. (This is in regards to a sign for your personal property.)

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION

BANK BALANCES

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

July Balance      Transaction      August Balance

Checking Account      \$160,154.35

Debits      28,868.76

Credits (0)      \$131,285.59

Money Market      \$70,716.32

Interest      (2.90)

\$70,719.22

Road Reserve Fund (RRF)      \$2,971.31

Interest      (0.12)

\$2,971.43

Goldman Sachs      \$248,285.51

Interest      (978.13)

\$249,263.64

POA Bank Total      \$454,239.88

Payments

Vendor invoices paid in the month totaled \$28,868.76 which included \$26,021.25 to Do North Resurfacing



for the tennis courts, \$99.00 to Intuit for accounting software, \$1,885.69 to ADS for security

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

modifications, and \$862.82 for utilities.

50/50

\$50.00 was collected for 50/50 for the month of September. The total collected in 2024 for 50/50 is \$795.00.

Annual Dues

Due's payments deposited this month were \$0.00. Year to date dues payments of \$196,157.43 have been deposited.

Reserves

The Road Reserve Fund (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The General Reserve Fund was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account\*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

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

Steve Wisinski, Treasurer 2024

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

Dog nuisance noise complaints/ discussion -Neighbors might contact the Dog owner first, then POA Board can recommend or offer solutions to the dog owner to curb barking.

By-Law Changes/Updates need to be added to the Annual Mailing Ballots sent out this November. Changes include: 1.Short-Term Rentals, 2. Quarterly POA Meetings, 4. Residential Parking of Four Vehicles, & 4. Playground Installation approval.

### **Committee Reports:**

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

- The Culvert at 11th Fairway is getting unclogged the week of Oct 14t
- Stick pick up is scheduled for the week of the Oct 14th as well
- The Cul-de-sacs were all cleared and mowed during the month of Sept
- Currently getting a quote to fill the cracks and repair root damage to all cul-de-sacs asphalt during Jan or Feb.
- Scheduling a leaf pick up for week of Dec 2nd

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

Volunteers needed to Host POA monthly Dinners

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

The last day the pool will be open is 5 October. New Fence will be installed October 7th. Discussion on Possible Playground Installation between Pool & Tennis Courts.

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

Find CTA minutes on either link below:

[EPKxkcgawTtfZQk1.pdf \(carolina trace.org\)](#)

[www.carolinatrace.org](http://www.carolinatrace.org)

### **Architectural (Adam Burns)**

- 734 Chelsea Enclosure

Homeowners inquired on the steps to replacing screened windows of unheated room with sliding glass windows, possibly converting to heated space. This wouldn't require changing the footprint. Sent Architectural Guidelines and Request for Construction documents and offered guidance if they choose to move forward with the project

- 609 Cashmere Fence Inquiry

Realtor of prospective home buyers inquired on the installation of a 4' fence. Sent Architectural Guidelines and R&R's. Explained setback rules and advised someone to measure setbacks to see if a fence is possible.

- 715 Darwin Deck Conversion

Homeowners inquired on converting Their deck into a 3 season porch. Offered to meet and discuss the Architectural Guidelines and Approval Process. Homeowners have decided to wait and will contact when ready to proceed.

- 660 Chelsea Un Approved Fence Installation

Received message from concerned neighbor about a fence installation. Made contact with homeowners and explained the Approval Process. Homeowners complied and fence installation setback measurements, material, and color meet Architectural Guidelines. Architectural Committee Approved with proper paperwork.

- 598 Chelsea Fence Inquiry

Homeowners inquired about the Approval Process for installing a fence on their lot. Sent Architectural Guidelines, R&R's, and Request for Construction documents And offered guidance on navigating through the process.

- 594 Chelsea Addition Update

Received message from Engineer about plans he received. Site plans are missing grading plan, erosion control, site drawing showing both parcels, location of structures, drainage, additional pavement or sidewalks, etc. Informed builder of the missing documents and attached the new construction checklist for their reference again.

- 751 Saint Andrew's Loop

Homeowner stated to have 6 cedar trees on the boundary of their property which have started to lean towards their home, with the seventh tree already hitting their roof. Inquired on Process to remove the trees that pose a danger. Informed homeowners no Approval needed for trees that pose a danger to their home.


- 735 Chelsea Gutter Installation and Exterior Paint Color Change

Homeowners sent in Request for Construction to replace existing gutters with new and also a color change. Architectural Committee Approved documents.

### **Architectural (Adam Burns- continued)**

- 737 Oxon Un Approved Fire Pit

And unapproved fire pit and sidewalk was installed without any notice to Architectural Committee. As of this report no contact has been made to the homeowner to discuss. Build appears to meet standards. We need paperwork submitted and verification for our records.

 2025 10/28 Approved Budget Final.xlsx

### **2024 Meeting Dates**

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

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

Joel Kelly moved to adjourn the meeting. Steve Wisinski seconded the motion.

The meeting was adjourned at 8:45 pm. Next meeting will be November 14th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA

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

**Directors Present: George Orlovsky, Joel Kelly, Steve Uribe, John Fields, Sonya Fields,  
Annie Moeller**

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

**President's Report (Amelia Reible)**

No Report

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

Need Roads & Grounds and Recreation "Major Projects for 2024" sent to Annie to put in Annual Meeting Slides-just an email list of costs, completed projects please.

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

We are at 94% of dues collected for 2024 & working with Law Offices to secure payments or issue penalties/liens.

Bank Balances as of 11/30/24:

Checking: \$93,567.08

Money Market: \$70,725.11

Road Reserve: \$2,971.68

Goldman Sachs: \$251,264.40

**VP Notes (George Orlovsky)**

FinCEN ID#'s Please register and get ID# by December 1<sup>st</sup>. File through an attorney?

CTA Rep. WT Board position. Ongoing discussion Committee.

Brad Butler (CTA Rep 2005-2008)

Christmas Tree Lighting scheduled for Saturday 12/14/24- 4pm

Welcome Committee: Welcomed Lismar (Adrian) Gallo and Nuvia Godinez 655 Chelsea

**Committee Reports:**

**Roads and Grounds (John Fields)**

- Currently getting a quote to fill the cracks and repair root damage to all cul-de-sacs asphalt during Jan or Feb.
- Scheduling a leaf pick up for week of Dec 2nd

**Recreation/Social (Sonya Fields)**

Volunteers needed to Host POA monthly Dinners

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

Vandalism of pickle ball courts, Kids caught on Camera

New signs about security cameras to be installed and

pool fence gate to be reinforced ensuring locking mechanism works properly

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

Find CTA minutes on either link below:

[EPKxkcgawTtfZQk1.pdf \(carolina trace.org\)](#)

[www.carolinatrace.org](http://www.carolinatrace.org)

**Architectural (Adam Burns)**

- 751 Saint Andrew's Loop Tree Removal

Homeowner requested permission for tree removal by north boundary of property that pose a threat to their home. Permission given without need of paper work.

- 735 Chelsea Color Change

Approved New gutter installation and house body and trim color change.

- 734 Chelsea Screened Porch Enclosure

Approved existing screened in porch to be enclosed with windows and to match existing siding and trim.

- 637 Chelsea New Residential Build

Starting to receive documents on proposed new residential build. Supplied resources and documentation for lot owners and proposed builders.

- 598 Chelsea Fence

Approved Fence installation and gave guidance on Inquiry on replacing gravel driveway with concrete.

- 622 Chelsea Fence

New homeowner inquired about rules on installing fence on property. Sent Guidelines and R&R's.

- 645 Chelsea Trim Painting

Homeowners inquired about painting the trim the same color. Advised no Approval needed for painting the same color.

**2024 Meeting Dates**

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

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

Joel Kelly moved to adjourn the meeting. Steve Uribe seconded the motion.

The meeting was adjourned at 7:40 pm. Next meeting will be December 4th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA