

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
January 9, 2025 (R e v I s e d)**

**Directors Present: George Orlovsky, Marie Manning, Joel Kelly, Steve Uribe, Mike Brady,
John Fields, Sonya Fields,**

Directors Absent:

Mary Beth Eddy (primary), Steve Wisinski (rep Treasurer), Ben Perez

Guest: Jessica Kelly, Esq.

The meeting was called to order at 7:05 p.m. by George Orlovsky, WT POA President (replacing Amelia Reible). Minutes of the November and December Annual Meeting were reviewed and approved by directors present and will be posted on the website.

This being the first meeting of the new 2025 Board of Directors, the President introduced the new members present and the discussion was diverted from the standard meeting procedures.

Incoming Board: Mary Beth Eddy (Treasurer), Marie Manning (Secretary), Mike Brady (Recreation 1).

Outgoing Board: Steve Wisinski, Ben Perez, Casey Stewart, and Annie Moeller

Ms. Jessica Kelly, Esq., was introduced. She is a local attorney and she described her experience with the NC Law on POAs, etc., and explained how she could assist the WT Board of Directors in legal matters and her billing practice. Although she does not handle lien cases, she could make referrals for those cases as needed. She was excused and another meeting will be scheduled with the Treasurer present.

President (George Orlovsky)

- The investigation into the dogs running loose on Chelsea was concluded and a letter will be sent to the owners explaining the R&Rs and suggesting the use of an official invisible fence to maintain the dogs in their yard.
- A lengthy discussion was held reviewing several options as to canvassing the home owners who did not vote as to the open items that were voted at the Annual Meeting and which did not receive the necessary response from homeowners (a majority vote count of 67 percent approval is mandated by NC State Law) for approval of changes to the R&Rs.
 - Suggestions made were canvassing house to house, letter writing, and electronic voting.

- The method of electronic voting seemed to be the most agreed upon method and Steve Uribe will research and develop a prototype.
- The CTA is holding an Insurance Presentation on January 18th and more details will be given to the Board after the meeting.
- Volunteer recruitment was encouraged to help in various areas, i.e., Roads & Grounds, Recreation, and Social not only to assist during the year but to motivate interest for future Board vacancies.

VP Notes (Joel Kelly)

- Assisting in securing a new attorney, interviewed Ms. Kelly and invited her to the Board meeting.
- Overseeing several projects including improved electrical work in Pump House, lighting for tennis/pickleball courts (he indicated that costs have increased); change to using a FOB versus pad lock access to courts, purchase of an ice dispensing machine for the Recreation Area and playground design (he has seen various designs that can be used in WT once necessary approval by homeowners is obtained).
- Research funding for Labor Day Community Pool event.
- VP agreed to represent WT as Alternate to CTA S&S committee.

Secretary's Report (Marie Manning)

- Encouraged Board Members to set up email accounts using position title and not personal name to ensure documentation of Board business transacted for now and future board members is maintained official.
- Discussed need to maintain records as required by NC State Law on POAs.
- Will begin work on website and has discussed with current Web Administrator.
- Review and make suggestions for a By Laws & R&R review committee.

Treasurer's Report (Steve Wisinski representing Mary Beth Eddy)

- Both absent, prior commitments. No report presented.
- Pending actions include the Annual Review with Tom Brennan upon Mary Beth Eddy's return.
- Submit monthly reports regarding Operational and Road Reserve accounts.
- Review current insurance carrier and policies.

Committee Reports:

Roads and Grounds (John Fields)

- Shared information about children's playgrounds he has seen and will share with VP.

- Cost for community leaf pick up was higher than expected.
- Christmas decorations were removed and stored
- Nothing further to report.

Recreation/Social (Sonya Fields)

- The President inquired as to recruitment of Welcome Committee team and review of Welcome Information Packet.
- Sonya reported that she has obtained the “food trucks” for the summer pool events.
- Hosting for the WT monthly dinners has added three more couples that will arrange the dinners and we are still pending two more for September and October.

Recreation Notes: (Mike Brady (1) & Steve Uribe (2))

- Steve will bring the new Recreation Chair 1 up to date on Recreation Area activities.
- He will work with Josh on upcoming pool deck work.
- An update on an “ice dispenser” for the Recreation Pavillion was requested.
- The President urged the creation of a Recreation Committee.

CTA Meeting Report: (Ben Perez)

- Ben submitted a message indicating that there was a CTA meeting and minutes would be published for release to the community.
- Additionally, there was some discussion requesting specific information on lots that will be further discussed and he will report on that discussion.

Architectural (Adam Burns)

- From December 2024 Architectural Notes
 - 566 Chelsea Landscaping and Drainage
 - Homeowners submitted Request for Construction Approval form for the installation of drainage control in low lying area (North End of Property) that gets heavy erosion following the length of the property down to the golf course drain from the drainage of Broadmoor culvert. This area also is affecting their neighbors (567) property (South End) line. Lot owners 566 and 567 have agreed and submitted in writing, on placement of new drainage and property detail drawing has been submitted. I would like Roads and Grounds to look at drawing and the culvert (intersection of Chelsea and Broadmoor) that spills into the proposed drainage area, before final approval.
- The President announced that another Architectural Committee member is needed replacing Ms. Reible who is no longer on the WT Board and asked for volunteers. Our new Recreation Chair 1, Mike Brady, has agreed to be on the Architectural Board. The

Architectural Board is now comprised of Adam Burns, John Fields and Mike Brady.

Joel Kelly moved to adjourn the meeting.

Marie Manning seconded the motion.

The meeting was adjourned at 8:10 p.m.

2025 Meeting Dates

The next WT Board meeting is scheduled for February 13th, 2025, at 7 p.m., location to be announced.

Respectfully submitted,

Marie S. Manning

Marie S. Manning, Secretary WTPOA