

**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

