

**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>
Checking Account	\$160,154.35		
Debits		36,228.88	
Credits			
			\$160,154.35
Money Market	\$70,710.34		
Interest		(2.99)	
			\$70,716.32
Road Reserve Fund (RRF)	\$2,971.31		

Treasurer's Report (Steve Wisinski- continued)

Interest		(0.13)	
			\$2,971.31

Goldman Sachs	\$246,276.19		
Interest		(1,006.70)	
			\$248,285.51

POA Bank Total			\$482,127.49
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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

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 10th @ 7pm

Nov 14th @ 7pm

Dec 4th @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

