

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

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

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

**President Notes** (Ben Perez)

Jan 2023 Mins uploaded to WT Site

2022 Minutes compilation uploaded to WT Site

Jan Add/Deleted residents sent to Welcome Lead

2023 Spring Newswire Prep

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

WT R&R rewrite – areas that need addressing:

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

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

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION

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

Unused budget from 2021: \$24,290.57

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

Total: \$37,759.47

**Steve's Comments:**

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

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

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

Finalizing paperwork for the annual financial review.

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

## FINANCIAL REPORT

January 2023

### BANK BALANCES

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

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

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

50/50

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

### Annual Dues

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

### Budget

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

### Reserves

The Road Reserve Fund (held in its own money market account) is for the maintenance and repair of our roads and related items. The Road Reserve had \$130,252.25 as of December 31, 2020, adding in 2021 interest plus 2021 contribution from the budget of \$57,080.84 and interest accrued, gives a balance of \$187,426.48 as of December 31st, 2022.

ROAD RESERVE TOTAL IS: \$187,434.44.

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

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

GENERAL RESERVE TOTAL IS: 63,468.90.

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

Steve Wisinski, Treasurer 2023

## **Committee Reports:**

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

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

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

According to Alston Phillips,

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

### **Recreation & Welcome: (Sonya Fields, George Orlovsky)**

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

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

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

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

### **Social Care: (Sonya Fields)**

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

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

### **2023 W/T Dinner Volunteers**

**February:** Phil & Eileen Edwards

**March:** Bernadette Russell & Dennis Barrick

**April:** Warren Garbe

**May:** Henry & Karen Kennedy

**June:** Sara & Tommy Napier

**July:**

**August:** Don Cameron & Diane Johnson

**September:**

**October:**

**November:** Jerri Hey with Jerry & Marie Manning

**December:**

### **2023 W/T Party Volunteers**

**May** – Kentucky Derby

**June** – Pool Opening Party –

**Summer** – Town Hall – TBD

**Octoberfest** – 7/8

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

## **CTA Meeting Report:**

These are the names for the 2023 CTA Reps:

Amelia Reible  
Ben Perez  
Steve Wisinski

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

Next CTA Meeting Tues 7 March @ 7pm

## **Architectural (Jamie Bowen)**

### **OLD BUSINESS**

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

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

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

### **NEW BUSINESS**

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

728 Picadilly – request for black aluminum fencing was approved.

## **New Business**

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

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

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

Respectfully submitted

Annie Moeller