

Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
May 15, 2019

Directors Present: President Bill Elliott, Vice President Larry Hvartin, Treasurer Sara Napier, Social Chair Karen Kennedy, Recreation Chair Bob Dykeman Louise Spofford, Architectural Chair Jamie Bowen
Absent: Paul Perks, Bernadette Russell

Call to order was done and Bill asked if the minutes from April's meeting were acceptable. It was unanimous that they were.

Treasurer's Report *(Sara Napier)*

As of 05/31/19 Woodmere-Trentwood POA Bank Statements

Checking Account	\$ 29,508.00
Money Market	\$114,594.16
Road Reserve	\$ 55,895.88
Total:	\$199,998.04

Checking (DEPOSITS)

Kentucky Derby	118.00
Dues	1,540.00
Deposit on new house	4,000.00 Lot# 660
POA Dinner 50/50	64.00
Dues	1,265.00
Total:	6,987.00

Larger Withdrawals:

Mark Reynolds	3,500.00
Josh Godfrey	5,200.00
Total:	8,700.00

Dues – there are still three outstanding. Two of which said they will be paid by end of June. And the third Drew is looking into with Lee County who feels they should not have to pay.

Certificate of Insurance – I have collected some and will continue to but I need your help, if you are hiring someone to do work in our POA, for our POA, we should have a Certificate of Insurance from them before they start any work. It should cover Auto, Workers Comp and Liability.

QUICKBOOKS – I am hoping that the QuickBooks for our POA can be handled by the next meeting. Fingers crossed.

Secretary's Report *(Bernadette Russell)*

Spring Newswire is being created as well as the Updated resident directory. Should be complete in mid-June.

Committee Reports:

Roads and Grounds (Paul Perks)

Roads: Steve Sohinki has confirmation that the road contractor Ken Clarke from Carolina Pavement will perform the repair work to the road surface treatment the week of June 3 or 10th depending on the weather. Ken will be here this month to review the extent of the work with the manufacturer of the product used and I intend to get a clear idea from them whether any major cracks in the roadway need to be repaired ahead of time. I also mentioned to Ken we need a price quote to pave the driveway into the pool area. And an estimate for further roadway surfacing or replacement for the Long Range Planning.

Jerry and Marie Manning have volunteered to help me take inventory of the large cracks in the roads throughout the POA. In addition we will need volunteers for traffic duty when the repair work is performed. It will be suggested to homeowners to schedule USPS, Fed-Ex and UPS deliveries before or after the roadwork since the trucks caused extensive damage last time the road was treated.

When Bobby Branch cleaned out the old ditch to the West side of the property behind the pool area and installed the new ditch from the retention pond to alleviate any more flooding of the properties on Angus Court he inadvertently dug out the ditch on the property owner of lots 630 and 631. It was decided we need to correct the error and I will get a quote for a new ditch to be dug on POA property in the near future. Warren Garbe and I will mark out the location of the ditch on May 14th., and obtain a quote for this work.

There have been issues with several homeowners complaining of flooding from severe weather recently and these relate to properties at the end of Cashmere Court (lots 779 & 780), and 697 and 723 Chelsea Drive. On investigating these issues I found a problem with the lack of a ditch on lot 783 Cashmere Court, which allowed excessive water to run onto the road and subsequently flood the properties at the end of the road; lot 697 has a large culvert under the owners driveway which has rotted out creating a sink hole on the edge of the driveway. I contacted a Contractor to look at the problem and he is in the process of pricing the replacement of the Culvert and repairing the driveway; Lot 723 appears to have never had a ditch installed and this creates water to run off onto the house. A ditch is needed to be installed to alleviate this run-off issue.

This all leads to a major question, who should pay for these repairs to our infrastructure? In reviewing various POA documents the R&R's under Section 2 Architectural Control (B) (5) requires a drainage and water plan designed to assure drainage and run-off ... Under Section 8 General Requirements (H) (1) Lot owners are required to "maintain the appearance of the ditch and keep it clear of leaves, brush, weeds and other debris that can hinder drainage. However I see no reference to responsibilities to maintain the infrastructure of our drainage, culverts, ditches etc. Although I have heard informally that the POA is responsible for a certain distance from the center of the roadway (which I believe includes most if not all drainage ditches) I find no reference to who is responsible for repairs. As an example do we pay for the Culvert under 697 Chelsea and require the homeowner to pay for the repairs to the driveway or are we responsible to pay for everything? Similarly are we required to install a ditch at 783 Cashmere and 723 Chelsea or is it the Homeowners responsibility to do this and pay for it?

I received a call from Carolyn Schaeffer complaining that the flow of water from the ditch exiting Chelsea at Piccadilly Court regularly overflows causing erosion of her driveway. On checking the ditch needs to be slightly re-routed to alleviate this problem I request Board approval to move ahead to get quotes for this work on POA property.

The Spring clean-up was conducted and many volunteers came out to beautify areas of the POA. My thanks go out to the Volunteers who did a fantastic job.

Again, there were issues with the lighting at the entrance to the POA and these were remedied.

Apparently some of the old wiring was wet from the excessive rain and caused shorts at the junction box. Lastly, the repair work was finally made to the drainage ditch at our entrance and the drainage box, and sink holes along Traceway and beside the drainage box. These are issues I have been working on with CTA since I first came onto the Board and I am extremely pleased and relieved they have been fixed. The Drainage ditch and sink holes along Traceway were the responsibility of CTA. The work to create a ditch and repairs to the Drainage Box and sink holes around it were our POA responsibility. I am very pleased to say they came in way under budget at \$3,500 versus the original estimate of \$5,000 - \$7,000 and seem to be working perfectly.

Recreation (Louise Spofford and Bob Dykeman)

Adult pool time was brought to the table and discussed and decided that it is not practical.

SOCIAL, CARE AND WELCOME REPORT FOR MAY 2019

I want to thank on behalf of all of us Larry Hvratin, Joann and Tom Brennan, Warren and Laura on the Mint Julips and all the rest for the wonderful Kentucky Derby Party. I know it was a lot of work and they all did a terrific job.

At the present time we have no one for our July 2019 POA Dinner. I hope you have some ideas. Also there is no one for the June POA Pool Party.???

Recently I had a Candace Kelly of our POA ask if she could have a pool party for her little girl on May 11th from 12-3pm. I gave her permission. Someone mentioned to me that in order for you to have any function at the pool your dues had to be paid. So am I to understand that if some signs up for the pool party we have to find out if their dues have been paid???

I will be out of town from June 3rd through to July 9th. So either Jeri Hey or Leslie Orlosky will be able to help with anything that pertains to me.

Did I read that there might be a Spectrum discount for CT?

CARE: Jeri Hey thankfully reported that there were no incidences of illness in our neighborhood. She wants to thank all the C.A.R.E. coordinators who are always ready to help when needed.

WELCOME:

Leslie and George are making an attempt to catch up with several families to make sure they didn't get lost in the transition from Peggy to Leslie. She is doing a great job and is on top of these new families.

I am scheduling a meeting with both Jeri and Leslie just to make sure we are all on the same page and no one falls through cracks.

CTA Report *(Larry Hvarten)*

Larry report from his CTA meeting that 1200-1500 more trees are expected to be removed from Creek.

Old Business

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner.

Ongoing.

616 Chelsea—firepit and shed is partially on Community property. Discussion of how to best manage the situation that is reasonable and respectful to all members.

Ditch repair and subsequent issues.

All issues will be discussed at the Lawyer's office in early June.

Motion to adjourn was made and seconded. Meeting was adjourned at 9:02 pm.

The next regular meeting will be on June 5, 2019 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors