

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
November 12th, 2018**

Directors Present: Oscar Roberto, Karen Kennedy, Bill Elliott, Sara Napier, Paul Perks
Absent: Leslie Orlovsky, Louise Spofford

The meeting was called to order at 3:00 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the October 2018 Board Meeting were approved via email by directors and posted on the website.

Treasurer's Report (Sara Napier)

BANK BALANCES

At the end of October 2018, the POA accounts at First Bank had the following balances:

	<u>Sept. Balance</u>	<u>Transactions</u>		<u>October Balance</u>
Checking Account	\$38,323.27			
Sedgemoor POA 3 rd QTR		189.71		
50/50 deposited		95.00		
Obligations paid		(24,228.76)		
				\$14,379.22
Money Market	\$78,524.02			
Interest		6.67		
				\$78,530.69
Road Reserve Fund (RRF)	\$13,369.26			
Interest		1.14		
				<u>\$13,370.40</u>
				POA Bank Total
				\$106,280.31

Payments

- Vendor invoices paid in the month totaled \$24,228.76
- This includes \$860.00 for Mitchell Paving (Road Repairs), \$3,983.00 for Josh Godfrey (Annual Pool Maintenance) and \$17,814.75 to CTA for our 3rd Quarter Dues.

50/50

Income from 50/50 was \$95.00. Year to date the income from 50/50 is \$1046.00.

Annual Dues

Dues payments deposited this month were \$00.00. Year to date dues payments of \$167,662.00 have been deposited.

Budget

Income in the budget for the year is \$170,042.00 versus actual income of \$ 171,142.73. Total expenses year to date are \$105,814.75 leaving net income of \$65,327.98. We owe \$10,000.00 for the last liquid road payment.

Reserves

The Road Reserve Fund (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve has \$13,354.12 with an additional \$42,000.00 to be added at the end of this year for a total of \$55,354.12.

The General Reserve was created from all past net income and can be used for any project. We can draw on the reserve to pay for projects postponed from 2017 and new projects in 2018. The General (or/ Contingency) Reserve has \$27,598.21 with an additional \$10,000.00 to be added at the end of this year for a total of \$37,598.21.

Discussion:

Secretary's Report (*Oscar Roberto*)

Fall Newsletter, Resident Directory and the Annual Meeting notice were prepared and distributed.

Kay and Neil Heflin have accepted being the vote counters for the annual meeting.

The rehearsal for the Annual Meeting presentation will be on December 3rd at 3 pm. All submissions should be in by November 26th.

Committee Reports:

Roads and Grounds (*Paul Perks*)

No report.

Discussion:

Fall decorations look great. Thanks to all that helped setting them up.

Recreation (*Louise Spofford and Larry Hrvatin*)

No report.

Social Care and Welcome (*Karen Kennedy*)

SOCIAL: The October POA dinner was hosted by Steve and Donna Sohinki and Susan and Clarence Hoover. They did a great job. I brought the new list of 2019 POA dinners and an announcement was made for neighbors to come and sign up to host a dinner. We got a few responses and will try again in November and December. A clean up of the front of Woodmere/Trentwood was suggested. There was a wonderful turnout and the place looks great

CARE: Two neighbors in JoAnn Brennan's area had surgery. Food was offered but gratefully declined. A neighbor in Barbara Bentley's area had emergency surgery. Several meals were provided by close friends and neighbors. They were so appreciative of the help.

WELCOME: There were no new visits done in October. Peggy Scott had an emergency and was in the hospital. She assures us that she and Ron will be back at it soon.

Architectural (Warren Garbe)

Three (3) new Request for Construction Approval were received in the month of October.

Lot #559 - Request received and approved for construction of an extension to the driveway and a new entrance on Chelsea Drive.

Lot #686 - Request received and approved for replacement of gutters and painting of trim and shutters.

Lot #727 - Request approved for construction of a fire pit and adjacent landscaping. Site reviewed and approved by Trace Volunteer fire Department .

Eight (8) Requests for Construction Approval which were previously approved during the summer have been completed.

Lot #564 - Landscaping and retaining wall in front area completed.

Lot #588 - Removal of large and dead trees completed.

Lot #612 - Painting of trim and front door completed.

Lot #675 - Removal of large trees completed.

Lot # 693 - Construction of extension to upper level deck completed.

Lot #705 - Installation of new handrail and gutters completed.

Lot #720 - Installation of new drainage in concrete garage apron completed.

Lot #791 - Installation of patio roof and screening completed. Removal of large tree completed.

Two (2) Requests for Construction Approval which were previously approved are active.

Lot #679 - Renovation of rear deck and railing and general landscaping.

Lot # 760 - Construction of concrete driveway, walkway and golf cart access.

Miscellaneous construction items.

Questions concerning new projects were received and discussed with homeowners during the summer.

Lot #577 - Replacement of gravel with a concrete surface is on hold pending discussion of drainage issues.

Lot #626 - Owner has moved into house. Construction of auxiliary parking area completed. Construct of retaining wall for drainage control in the back area has been started. No plans for completed work and remaining landscaping have been submitted. Letter was sent requesting compliance with POA Regulations and Restrictions. Discussion held with owner.

Lot #634 - Owner has requested guidance on repairs to existing fence damaged during hurricane. Discussions are in progress.

Lot #777 - Discussions held with owner concerning replacement of drainage pipe from hurricane runoff.

Lot #780 - Owner has decided not to peruse previous ideas for exterior improvements.

Additional Architectural Committee topics with POA Board.

Drainage survey status and sample chart

Property pins - updated status chart and current invoice

Architectural Committee budget changes

Criteria for footage added to existing residences

Draft letter for features located in golf course property

Discussion:

The Board voted to approve sending a letter to Escalante regarding features located on the golf course.

Architectural chair asked his budget be reduced to balance the budget for 2019. No major expenses for pin locations are planned for 2019.

Current construction fee applies to all additions and new construction. There was discussion regarding the need to differentiate fees for screened vs heated areas.
Warren will complete the location of property pins in 2019 after the end of his term.

CTA Report (Bill Elliott)

FINANCIAL REPORT:

COMMITTEE REPORTS:

Executive Committee

Little River Quarry status- the court ruled for a license, to proceed with quarry project, must include conditions / topics for limitation/ restrictions that are not currently included ruling. The Lee County Board of Adjustments will be involved with future limitations/restriction.

Security and Safety-CERT had a 'search and rescue' exercise in October. Cameras will be replaced and SPA gate house, the bid proposal was accepted. Seven new cameras, cost \$13,018.79. Ongoing maintenance is for the life of the equipment. The provider company is ADS Security.

Group home within Carolina Trace. There is currently a group home operating in North Shore POA. The typical resident is being treated for substance abuse concerns. The owner of the business is either a church or a church member and operated under a 5013c license. The same owner is considering purchase of a multiple bedroom dwelling that is located on the left side of Lake #3 fairway. Of note: in a POA's R&R a "single family home" is a typed construction and NOT a type of living arrangements.

Traceway Roads and Maintenance-The Gate Lighting is functioning. "Sign Island" work will begin week of November 12. Edging of damage (right side just north of Stonegate Pond is to be repaired November 13. Stonegate Pond and Chelsea Dr & Traceway Intersection-Bid has been accepted and the contracture has other projected ahead of CTA's. Future date of work is unknown. Engineers will be on-site, Friday 11/9/2018 for inspection of the areas of interest.

Road Edge Stripping (for all of Traceway Road) to included reflective beads mixed in with the paint.

Argyll emergency exit-approval for CTA to pay for the filling of the ruts in surface with gravel Director vote of approval was passed.

C TA Officer / Director positions-as soon as available, POA Directors and Alternated need to given to CTA Secretary.

Old Business --

Carolina Trace Country Club-no report

Firewise-For the participate POAs, reporting period is Nov 1, 2018 thru Sept 30, 2019. Each report project need before and after pictures, with a minimum of six pictures to be taped onto an 8 1/2" x 11" sheet of paper. For projects greater than \$1,999.00-three written bids along with load volume of the trucks used by the contractor.

Utilities-Manhole Identification project is nearing completion. Fire Hydrants, 136 locations have been identified.

Carolina Trace Fire Department-no formal report.

Asphalt pavement resurfacing will be done in near future.

New Business

Stonegate Pond presented a proposal to change the 2019 CTA Budget with specific dollar amounts for project. Discussion was held. Passage would require a “Two-Tier Vote” approval. Tier One Vote failed.

Old Business

New Business

Motion to adjourn was made and seconded at 4:40 pm.

The next regular meeting will be on December 10th, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto