

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
October 8<sup>th</sup>, 2018**

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

**Absent:** Larry Hrvatin, Warren Garbe

The meeting was called to order at 3:00 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the September 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 September 2018, the POA accounts at First Bank had the following balances:

	<u>August Balance</u>	<u>Transactions</u>	<u>September Balance</u>
<b>Checking Account</b>	<b>\$11,285.74</b>		
Transfer from Money Market		\$30,000.00	
50/50 deposited		76.00	
Obligations paid		(3,038.47)	
			<b>\$38,323.27</b>
<b>Money Market</b>	<b>\$108,515.35</b>		
Interest		8.67	
Transferred to Checking		(\$30,000.00)	
			<b>\$78,524.02</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$13,368.16</b>		
Interest		1.10	
			<b>\$13,369.26</b>
		<b>POA Bank Total</b>	<b>\$130,216.55</b>

Payments

- Vendor invoices paid in the month totaled \$3,038.47
- This includes \$1,000.00 for Maddox Concrete (pool sidewalk) and \$1,025.14 for Harrington, Gilleland & Winstead (legal fees).

50/50

Income from 50/50 was \$76.00. Year to date the income from 50/50 is \$951.00.

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 \$ 170,850.21. Total expenses year to date are \$81,585.99 leaving net income of \$89,264.22. 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:

The Board approved to charge late fees for overdue POA dues starting March 2<sup>nd</sup>, 2019. The late fee will be \$25 per month and will increase in a sliding scale.

#### **Secretary's Report** (*Oscar Roberto*)

Submissions for the Fall Newswire should be submitted by October 15<sup>th</sup>.

#### **Committee Reports:**

##### ***Roads and Grounds*** (*Paul Perks*)

No report.

#### Discussion:

Bobby Branch will be spraying ditches and picking up debris and branches left over from Florence on October 17, 18 and 19.

Fall clean-up will be on December 1<sup>st</sup> with a rain date of December 3<sup>rd</sup>. Brush pick up will be scheduled for December 6<sup>th</sup>.

There will be a leaf pick-up in January.

The Board approved the work to be done on the Cashmere bridge to fill the sink hole and seal the drainage pipes.

##### ***Recreation*** (*Louise Spofford and Larry Hrvatin*)

The pool was closed for the season on Saturday, Sept 29th. The front gate lock combination was changed and the pool furniture was put under the pavilion for winter storage.

#### MAINTENANCE

The door knob for the pump room was replaced.

##### ***Social Care and Welcome*** (*Karen Kennedy*)

The September POA dinner was hosted by Dennis Barrick and Bernadette Russell. The meal was very good and everyone commented that the cooking has improved greatly. Oscar Roberto did the 50/50.

I submitted all the dates of the 2019 POA dinners to Victoria and to the Pro Shop copying Jeff Crabbe and Gaith Alkadi. I will follow up making sure they received the information.

Announcements that the 2019 POA Dinner list is available for residents to sign up to host the events were made at the POA Dinner.

C.A.R.E. - Jerri Hey

A neighbor in Mary Ambrosino's group had Orthoscopic knee surgery (Lorraine Ciccotti). They gratefully appreciated any offer of food but declined. There were no other medical or emergency situations reported.

WELCOME Team - Peggy Scott

Thursday October 4th we received the September New Resident Report. On Friday I spoke to Susan Hovis, 582 Broadmoor Ct. She and her husband Phillip are driving back and forth from W. Virginia to Trace. She sounded very happy to meet us and will call when she gets into her Trace home.

Sunday, October 7th I spoke to Carol Jennings, 771 Troon Circle. We set up a get together date for Tuesday the 9th. She stated she was looking forward to the meet.

### ***Architectural (Oscar Roberto and Larry Hrvatin)***

#### **Two Requests for Construction Approval was received in the month of September**

Lot #577 - Considering replacing driveway with cement .

Lot #634 - Request to replace fence damaged by Florence. Warren to review property lines

#### Discussion:

Leslie will be sending letters to lots that have been identified as requiring maintenance.

### ***CTA Report ( Bill Elliott)***

#### FINANCIAL REPORT:

##### Payments and Deposits

Vendor invoices paid in the month totaled \$46,729.67

This included \$24,799.29 to Southern Protection Agency (SPA) and \$15,000 to Womble Bond.

Third quarter assessment payments from POAs totaled \$16,538; all POA's have paid third quarter.

Non-Paying Lots There are 121 non-paying lots (39 improved and 82 unimproved).

Budget Income in the budget for the year is \$700,100. Actual year to date income is \$531,617.71 Total expenses year to date are \$415,135.93, leaving net income of \$116,481.78 (cash basis).

Quarry Legal Expenses: Womble Bond We have paid Womble Bond \$723,487.54 to date (\$105,000 of that amount was paid in 2018). We still owe \$12,874.88, minus the \$5,000 retainer that we paid earlier, leaving a balance of \$7,874.88 which will be paid in September.

Reserves/Capital At the end of 2017 there was a balance of \$183,165 in the three Bank accounts. In 2018, we have budgeted \$178,146 for the Reserve/Capital Fund, totaling \$361,311 for the two years. From that total we must deduct obligations owed to Womble Bond, \$117,875, plus an additional \$15,402 authorized in 2018, but not spent. We estimate at the end of 2018 a total in our Reserve/Capital Fund of \$228,034.

#### COMMITTEE REPORTS:

EXECUTIVE COMMITTEE: no report

SAFETY/SECURITY:

The visitor lane sensor will be disabled if large trucks/trailers can pass through safely. Bus Stop Parents group is growing. The package to upgrade/align the security cameras is still being worked. A CERT exercise is being planned to focus on evacuations. POAs should identify non-ambulatory residents. Traceway Roads & Maintenance (TRAM) – There are four major drainage issues being worked. Stonegate Pond, Chelsea Drive, an area near Harbor Creek and near the Hwy 87 entrance. The mulch piles and stumps near Hwy 87 have been removed and seeded. Two trees blocking a culvert were removed. A master plan to forecast major resurfacing/stripping is being worked. Concerns about water bacteria and the creek leading into Stonegate Pond were presented.

COMMUNICATIONS – No report

CTCC LIAISON – The Club's marinas were fixed. A major repair to a culvert under Country Club Dr was finished. Creek Course has been re-opened, work on sand traps is ongoing. The amount of diners is increasing and the Club may stay open later on Sundays if the demand is there, especially during football season. The plan is to repair the dam so the lake may be lowered in January 2019 for residents around the lake to do their dock maintenance. Trees that were reported near the dam are above the water line and the inspector said they were safe.

FIREWISE – No Report Utilities Report – Residents are encouraged to challenge proposed rates, more responses will help!

CT FIRE DEPT – Year over year the CTFD membership and call-outs have been steady. A new truck is coming from Pennsylvania. If you know that your roads will be blocked, please notify CTFD so alternate routes can be planned in an emergency [ctvfd.chiefs@gmail.com](mailto:ctvfd.chiefs@gmail.com)

OLD BUSINESS –

A. Little River Quarry – No Report.

B. Proposed 2019 CTA Budget –Various amendments to the budget were proposed and accepted. Final two-tier vote is during the October meeting.

NEW BUSINESS –

A. Nominating Committee IAW Article VI Sec 2 – Sharwynne Blatterman, Kathy Jelen and Mike Dussault were appointed to the nominating committee.

B. Proposed Bylaw Amendment Article VI Sec 2 – Change: Article VI section 2

From: "The election of officers shall take place at the regular January meeting of the Board of Directors. This meeting will serve as the Annual Meeting. Current board members, when qualified, should be encouraged to fill the officers positions."

To: "The election of officers shall take place at the regular January meeting of the Board of Directors. This meeting will serve as the Annual Meeting. Current board members, when qualified, should be encouraged to fill the officers positions. Election of officers shall be by majority vote of the directors or alternate directors entitled to vote who are present."

The enabling motion to send the proposed Bylaw change failed.

**Old Business**

599 Chelsea Dr. No communication from homeowner.  
674 Thames Ct. – Work is being done by homeowner.  
626 Angus Ct. – Warren to review work done  
727 Piccadilly Ct.– Warren to review work done

**New Business**

628 Angus Ct. – Letter to be sent to property owner.

2019 Budget

DISCUSSION

Many areas of the POA are in need of maintenance. POA infrastructure is over 30 years old and we need to be proactive in keeping it in working order. The proposed Budget starts to address some of the work that needs to be done in the POA.

There are some quotes for new ditches being proposed that need to be obtained and will require additional funding.

The proposed 2019 POA Budget was voted and approved by the Board.

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

The next regular meeting will be on November 12<sup>th</sup>, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto