

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
October 14, 2020**

**Directors Present:** Scott Erickson, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart , Karen Scheidegger, Jim Boone

**Absent:** Karen Kennedy

The meeting was called to order at 7:01 PM by President, Scott Erickson, via Zoom due to COVID . Minutes of the September 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
September,2020

**BANK BALANCES**

At the end of September,2020, 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>\$7,173.99</b>		
Obligations paid		(1,747.19)	
Transfer from M.M.		20,000.00	
			<b>\$25,426.80</b>
<b>Money Market</b>	<b>\$154,841.03</b>		
Interest		12.64	
Transfer to Checking.		(20,000.00)	
			<b>\$134,853.67</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,494.43</b>		
Interest		8.07	
			<b>\$98,502.50</b>
		<b>POA Bank Total</b>	<b>\$258,782.97</b>

**Payments**

Vendor invoices paid in the month totaled \$1,747.19 which includes \$550.00 for Currin Landscaping for July & August lawn care for entrance, pool and roadway, \$486.00 to State Farm for Fidelity Bond, \$122.19 to All Digital for printing and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00. (NO 50/50 in March, April, May, June, July, August, and September)

**Annual Due**

Dues payments deposited this month were \$00.00. Year to date dues payments of \$184,082.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$197,428.53. Total expenses year to date are \$91,826.98 leaving net income of \$105,601.55.

### **Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve Fund** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

*Lot 696 has been sold which was owned by Lee County. All back dues will be paid in full.*

### **Committee Reports:**

#### **Secretary's Report** *(Bernadette Russell)*

*We have 11 volunteers for the Halloween Candy-Gate. I request POA money to buy some decorations and candy. Also, we need some tables. Ask about lighting and outlets. Sonya and John Fields are hosting a Forbidden Forest and the Stewart's are hosting a haunted house. I will send out a blast about all these activities on Friday with dates and times. I will also request a head count of those people who hope to bring their children through.*

#### **Roads and Grounds** *(Jim Boone)*

New:

Put up fall signs with Bob Dykeman. Halloween will be done this week.

Big Thanks to Bob Dykeman for re-doing all the land scaping lights on the circle at the entrance, and the electric eye.

Certificates of insurance has been received for all vendors.

Sabrina put in the flowers and wanted them watered when we found out half the inground sprinklers do not work consistently (ongoing trouble shooting being done). Bob D. also found out while trouble shooting sprinkles that there was more unsafe electrical behind the brick wall that also needs to be corrected.

Old:

Still working with Warren Garbe and Mark Reynolds on the Cashmere Cul-de-sac project  
Jim

**Recreation** (Karen S and Casey)

*Pool closure to be done after the Oktoberfest, October 17<sup>th</sup>. Trick-or-treating to discuss. Clean up and closing of the pool should be set up around the time of leaf pick up which should be around December. Work should be minimal. Residents are interested in having a yard sale in the pool area. A yard sale day may be safer and work better than having a localized area.*

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

**SOCIAL REPORT September 2020**

We have been busy planning the Oktoberfest which has been postponed until October 17<sup>th</sup> at 3 PM. I am sorry to say a few people have other plans and will not be able to attend but still we should have a good showing of about 48 people.

Jeri Hey and Marie Manning are doing up the Military Invitations for a dinner provided at the club which will be finance by our POA.

December POA Christmas dinner has been booked at the club on December 2<sup>nd</sup>. Carolyn Schaeffer and Louise Spofford are the hosts.

Also, I sent all the dates for 2021 POA dinners to Ellen Berg and have attached them here for your information.

December 2, 2020

January 6, 2021

February 3, 2021

March 3, 2021

April 7, 2021

May 5, 2021

June 2, 2021

July 7, 2021

August 4, 2021

September 1, 2021

October 6, 2021

November 3, 2021

December 1, 2021

**C.A.R.E. September 2020 Report**

It has been a sad month for our community. Longtime resident, Neil MacLeod, passed away from a short illness. Terry Coughlin coordinated food provided to the family. Many golf friends also provided food plus transportation from and to the airport. Graciela was grateful for the generosity and support of the WT community.

A longtime neighbor in Louise Spofford's area was hospitalized after serious health issues. He remained hospitalized for 2 weeks. He is currently at Westfields Rehabilitation. Close friends are keeping in touch by phone. They will keep Louise and C.A.R.E informed when he returns home.

One of our own C.A.R.E Coordinators has suffered a massive stroke on September 28<sup>th</sup>. Tragically, she is not expected to survive. She is in Mary Ambrosino's area. She is home,

resting comfortably and surrounded by her all her family. Meals are currently being provided by many sources, church friends, next door neighbors and volunteers from the C.A.R.E committee. A former resident, Dick McNamara, has recently passed away recently. He was an avid golfer and so beloved as a longtime friend and neighbor.

I know I speak for many of us, our thoughts and prayers are with our neighbors and their families who are grieving or recovering.

Peggy Connelly has passed away after a short illness.

Respectfully submitted,  
Jerri Hey  
C.A.R.E. Chairman

### **WELCOME REPORT SEPTEMBER 2020**

The September Gate Report listed no new families moving into Woodmere-Trentwood; however, it did list renters who moved into a Perth Drive address as living in the "TW" POA. I sent a responding email to Kate Woods asking her to correct her records because the gate report has frequently misidentified Sedgemoor addresses as belonging to Woodmere-Trentwood. We did contact Brantley Blanchard and Lindsey Davis, who reached out on Nextdoor to announce that they had just moved into 667 Chelsea. We delivered a Welcome Packet to them on 9/27 and while we had a short visit on their driveway, Lindsey completed the info sheet, which I subsequently emailed to the Secretary. On the same date we left a Welcome Packet for the new residents at 663 Chelsea (Obneil & Yolanda Morell) but have had no response so far.

Regarding the most recent folders we've distributed (Walker at 758 Turnbury on 7/19, and Brooks at 757 Turnbury, and Hale at 735 Chelsea, both on 8/3), only Hale returned an information sheet (on 8/25).

I should point out that it is increasingly difficult, not to mention discouraging, to reach out to newcomers without getting any kind of response. Those that we actually do make contact do seem to be extremely appreciative of our efforts and we've enjoyed those encounters.

Respectfully submitted,  
*Leslie Orlovsky*

**Architectural** (Jamie Bowen)

### **OLD BUSINESS**

- 599 Cashmere – Our lawyer will draft a letter to the owner for POA Board review. 785, 786 & 787 Cashmere, construction is underway.
  - 787 has interior rough-ins complete, waiting inspection. Exterior siding has started. Roof shingles have been installed.
  - 786 framing has started.
  - 785 slab has been poured.

## NEW BUSINESS

- Lot 682 Chelsea Dr. plans have been received for Architectural approval.

### **CTA Report** *(Bob Dykeman)*

Long discussion regarding the cost of water and line breaks. No resolution was reached. No other information.

### **New Business**

Election committee for 3 upcoming positions are unresolved. We have lost our volunteer for Treasurer. The volunteer for the Social position has a schedule conflict with the monthly meetings. Board discussed changing the monthly meeting time. All agree to that. Ben Perez and Nancy Pawloski are nominated by Bob Dykeman and seconded by Bernadette. All agree. The mailing for the annual meeting is set to go out the end of October.

Can mailboxes be placed on both sides of the road? The post office has rules about turning left to reduce accidents, so this is more work and time consuming for USPS. There are no rules disallowing this. Ongoing discussion.

### **Old Business**

599 Chelsea – POA lawyer will draft a letter to the homeowner.

No POA dinner for November but December 2<sup>nd</sup> dinner has been scheduled. Annual meeting will be held prior to the dinner.

Motion to adjourn was made by Bernadette Russell and seconded by Bob Dykeman. Meeting was adjourned at 7:58 pm.

The next regular meeting will be on November 11<sup>th</sup>, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors