

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
October 14th, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Jim Boone, Ben Perez

Absent: Bernadette Russell, Sara Napier

The meeting was called to order at 7:07 PM by President Bob Dykeman at his home. Minutes of the August Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
September 2021

BANK BALANCES

At the end of September 2021, the POA accounts at First Bank had the following balances:

	<u>August Balance</u>	<u>Transactions</u>	<u>September Balance</u>
Checking Account	\$11,593.92		
Obligations paid		(19,188.37)	
50/50		100.00	
Assessments		164.16	
Transfer from MM to CKING		20,000.00	
			\$12,669.71
Money Market	\$163,497.30		
Interest		6.09	
Transfer to CKING from MM		(20,000.00)	
			\$143,503.39
Road Reserve Fund (RRF)	\$130,311.31		
Interest		5.36	
			\$130,316.67
		POA Bank Total	\$286,489.77

Payments

Vendor invoices paid in the month totaled \$19,188.37 which includes \$18,188.75 to CTA for QTRLY Dues; \$275.00 for Currin Landscaping; \$65.50 to Lee County Tax Collector for property taxes, and the balance of \$659.12 to Electric, Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$100.00 was collected for 50/50 for the month of September. The total collected in 2021 for 50/50 is \$677.00.

Annual Due

Due's payments deposited this month were \$164.16. Year to date dues payments of \$197,576.16 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$199,999.75. Total expenses year to date are \$96,201.55 leaving net income of \$103,798.20.

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 \$98,428.79 as of December 31, 2019, adding in 2020 interest plus 2020 contribution from the budget of \$31,823.46 gives a balance of \$130,252.25 as of December 31, 2020.

ROAD RESERVE TOTAL IS: \$130,252.25.

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 \$54,752.63 as of December 31, 2019 (all in the money market account). To this amount we add in transfers during 2020 from checking of \$110,000.00, then subtract transfers out to checking of \$87,750.00, \$16,000.00 (the new home road maintenance fees) transferred to RRF account and an additional \$15,725.00 to RRF from the budgeted allocation. Then adding back, the amount left in the checking account at the end of 2020 of \$3,040.40 and the interest earned in 2020 of \$121.29 brings the total in the general reserve to \$48,439.32 as of December 31, 2020.

GENERAL RESERVE TOTAL IS: 48,439.32.

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

Sara Napier, Treasurer 2021

Secretary's Report *(Bernadette Russell)*

The Annual meeting document has been printed and will be mailed by November 1st.
The winter Newswire was completed and sent out last week.
The first blast went out regarding the Halloween party for the kids.

Committee Reports:

Architectural *(Jamie Bowen)*

No report.

Roads and Grounds *(Jim Boone)*

Fall clean up has been moved to October 16, due to weather.

Talking with Mark Mitchell, equipment repairs to their small excavator has set them back. Our paving repairs have been moved to week of October 18.

Need to vote on tree removal at the pool area for new drainage ditch, and some work at front entrance.

Flag at main entrance needs to be replaced, need to vote on replacement cost of \$25 to \$30. Also before it is flown, some branches need to be trimmed so new flag doesn't get ripped.

Need to discuss with board on two adviser groups to assist the Roads and Grounds Chair. These are long term groups for landscape and garden. Second group would be for drainage and road maintenance.

Recreation (Karen S and Ben Perez)

Woodmere-Trentwood P.O.A.
Recreation Report
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Old Business:

• **Tennis Court Quotes**

- Quotes received back at in Sept and pushed the quotes out to the board members with only a single response back. Please provide feedback.
- Mallard Cove wasn't happy with the quoting they received from Carolina Paving and are hesitant to go that route because they aren't a company that does traditional Tennis Court business

New Business:

- **Pool is closed until next year**
- **Rec should start monitoring pricing on chair replacements**

Social Care and Welcome (Nancy Pawloski)

No report.

Motion to adjourn was made by Ben and seconded by Karen. Meeting was adjourned at 8:30 pm.

Next meeting is on November 11th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.