

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
September 11th, 2019**

Directors Present: Bill Elliott, Karen Kennedy, Bob Dykeman, Jamie Bowen, Paul Perks, Scott Erickson, Sara Napier, Bernadette Russell

Absent: Louise Spofford

The meeting was called to order at 7:00 PM by President, Bill Elliott, at the Carolina Trace Country Club. Minutes of the August 2019 Board Meeting were approved.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
August, 2019

BANK BALANCES

At the end of August 2019, the POA accounts at First Bank had the following balances:

	<u>July Balance</u>	<u>Transactions</u>	<u>August Balance</u>
Checking Account	\$ 8,040.80		
Obligations paid		(1,858.54)	
			\$6,182.26
Money Market	\$114,613.31		
Interest		9.73	
			\$114,623.04
Road Reserve Fund (RRF)	\$55,905.22		
Interest		4.75	
			<u>\$55,909.97</u>
		POA Bank Total	\$176,715.27

Payments

Vendor invoices paid in the month totaled \$1,858.54 which includes \$486.00 to State Farm for Fidelity Bond; \$45.00 to All American Fire Protection for Annual Maintenance on portable fire extinguishers; \$350.00 to Harrington, Gilleland, Winstead, Feinel & Lucas LLP for legal fees; \$370.00 to Currin's Landscaping for July entrance, pool & roadways; and electric, water and telephone bills.

50/50

August 50/50 was not deposited this month and will show up in September's bank statement. Year to date the income from 50/50 is \$609.00.

Annual Due

Dues payments deposited this month were \$00.00. Year to date dues payments of \$180,296.40 have been deposited.

Budget

Income in the budget for the year is \$180,905.00 versus actual income of \$187,165.02. Total expenses year to date are \$110,879.58 leaving net income of \$76,285.44.

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 \$55,872.75 as of December 31, 2018.

The **General Reserve** 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 has \$37,604.77 as of December 31, 2018 plus \$6,952.31 left over from 2018 for projects not completed in 2018.

Sara Napier, Treasurer 2019

One lot hasn't paid yet-lot 696- Lee county tax office will not pay dues for lots they own (due to foreclosure) no legal stance for this. Certified letter was returned. Lawyer said to file a lien. Scott said to have the lawyer to immediately file a lien.

Secretary's Report *(Bernadette Russell)*

Pool to close September 28th, clean up on the 29th at noon. No glass, no smoking. Will ask Oscar to add the telephone number on the website for the person who makes mailboxes.

Send out a blast twice a year about property maintenance. Waiting on Jamie.

Remind Oscar to post the architectural standard and the rules and regs on the website

\$20 sticker for north gate—different technology than the front gate. Applications to be turned into the gate house.

Roads and Grounds *(Paul Perks)*

Woodmere-Trentwood P.O.A.

Roads & Grounds Report

September 2019

I met with Jeremy Thomas of Thomas Engineering and a group of us from the POA this is a recap of the meeting:

1. The Bridge and culverts under the roadway at Cashmere Court and Creek 11 Tee Box. We need an itemized plan for a long term fix to this problem and you indicated it could cost in the \$100 - 200K range. We would also appreciate a similar plan for a more short term (10 - 15 years) plan to make the culvert stable and the road safe from collapse. As mentioned in heavy periods of rain this culvert becomes overwhelmed with run off and the golf course, roadway and one home sometimes has flood issues.

2. We need a plan for the water run-off behind the Pool area and Tennis courts. As mentioned there is currently two ditches, one from the West side of the property running from Chelsea Drive and the other running from a retention pond and connecting to the ditch on the West side of the property. The current ditch unfortunately encroached onto an undeveloped lot. This ditch needs to be redirected along the POA common area along the West side of the property and into the existing ditch on the golf course fairway. You will remember our common area goes behind an existing home and the homeowner (who currently maintains the lawn area there)

wants no unsightly ditch even though it is not his property. This ditch gets a high volume of water in rainy conditions, running off from the tennis courts, pool area and parking lot and we created the current ditch to prevent flooding to several homes on Angus Court, unfortunately it was put onto property that was not the POA's.

3. We need a plan for the ditch that runs along the common area from Chelsea Drive to the golf course fairway to include erosion prevention along the roadway at Angus court and possibly a way to catch silt to prevent the culvert under the golf course from clogging up.

4. We need a plan to build up the ditch at the corner of Chelsea Drive and Piccadilly Circle to prevent the water from diverting from the existing ditch and crossing Piccadilly into the common area in the middle of the cul-de-sac.

5. We need a plan to remedy the drainage issue in the middle of the common area at Piccadilly Circle to allow free flow of water from what appears to be a natural spring there. In dryer weather this area gets built up with green and brown algae and harbors mosquito's and other insects. You saw some evidence of this on the other side of the roadway there.

Looking forward to your ideas and we are happy to meet to discuss further whenever you are available.

I mailed the map of the area in question which Warren Garbe provided to Jeremy which was marked up with the water flow and numbered with the projects we need to fix and for him to advise on. Jeremy indicated he will meet with Jamie Bowen and his Bridge Construction group to discuss options for the issues at the culverts under Cashmere Court. I asked to be a part of that meeting and suggest that Rod Winthur also attend since it is anticipated he will take over the role of Chairman, Roads & Grounds in January.

606/607 Cashmere court:

I met with the owner (I didn't get his name and it doesn't appear in our property owner listing) of these properties who intends to sell them and is concerned about the state of the ditches both along the roadside, and to the rear and side of lot 607 both of which are shared with the golf course. He indicated he was told in the past we will split the cost of the ditch work along the roadside and I corrected him that it is the property owner's responsibility to maintain the ditch on his lot. He complained that he has had no help from CTCC regarding the other two ditches and is in the process of hiring a surveyor to identify the property lines and construct a plan for the ditches. I indicated when this is done I would try to assist with meeting the Golf Course Superintendent to discuss a joint project to fix issues there and also to dig out the run-off ditch to the creek. The surveyor was there Tuesday, 10th and I met with him. He was hired to locate and map out the property lines but knew nothing about the ditch work.

Respectfully submitted,

Paul Perks
Roads & Grounds Chairman.

- Another figure mentioned by the engineer to fix the three culverts under the Cashmere Ct bridge was \$12,000.00.

Hopefully we will get a report from the engineer regarding the bridge and culverts. Bill would like to get started on this project if we have the money. Sara suggests we use the money in the reserve. It depends on how much of the work we hope to do. This amount is too big to pull from operating budget. It will have to come from the reserve. There is a dispute regarding the amount required--\$100k but Scott and Bill feel it would be more like \$12k and the bridge is safe for now. This money will be used for the culverts and water running under the bridge.

We met with the engineer at various times and we will get a report in the next month or two.

Jamie wonders if there isn't a simpler solution to the water drainage from the pool.

FEMA must be involved in the bridge repair because it's in a flood plain. They are strict on what they will approve. Can we request a grant for this?

Recreation (Louise Spofford and Bob Dykeman)

**WT
Recreation Report
9/09/2019**

Other than a party at the pool Memorial Day, hosted by Diane Johnson and support by the Kennedy's I have nothing to report.

Thanks for the great evening!

Note: I have received reports of beer bottles in the trash can.

Maybe it would be a good idea to send out a blast explaining why glass is not allowed in the pool area.

If a glass container happens to get broken at the pool it would require us to shut the pool down, drain it, clean the pool bottom and clean the pool filters than refill the pool.

This seems like a big unnecessary risk when most if not all beverages can be bought in a can or put in a plastic container.

This is a Board of Health rule and we could lose our permit if someone gets caught.

Look Ahead

Look into tennis court repair

Refinish Picnic Tables

Pool Area Clean up

Robert Dykeman

Recreation

746 Cashmere Ct.

845 430 3784

Wtrecreationchair1poa@gmail.com

Social Care and Welcome (Karen Kennedy)

SOCIAL, CARE AND WELCOME REPORT FOR JULY 2019

Social Report Welcome Report

SOCIAL, CARE AND WELCOME REPORT FOR AUGUST, 2019

SOCIAL:

The August POA dinner was hosted by Carolyn and Scott Schaeffer and Louise Spofford. It was well attended for a summer dinner. The putter was won by Red Davis. I am planning on attending one of Gaith's coffee klatch meetings regarding pricing of our POA dinners etc.

I sent out an email to the CCT with our proposed dates for our POA dinners and copied to the board. All our dates are secured for 2020. I am posting the 2020 dates starting with the October 2019 POA meeting. January is already spoken for by Scott and Elaine Erickson and the Kennedys are doing the Kentucky Derby.

CARE:

September 3, 2019

774 Troon Circle: Peggy Connelly's group: Neighbors (married couple) are currently in rehab and doing very well. When they are discharged the CARE committee will contact them.

768 Troon Circle: Peggy Connelly's group: A neighbor is currently recovering from 2 surgeries. She is currently in rehab. CARE will contact them when she is sent home.

Gaith is having a coffee klatch on Thursday morning at 9:30.

Giving opportunity for members to state complaints and make suggestions.

Karen and Paul will attend

All POA dinners dates are set up for 2020.

Architectural Report

OLD BUSINESS

Vacant properties underbrush to be cleaned up.

Property maintenance list to be updated for review – will work to have this to the board for review and approval by end of next week.

NEW BUSINESS

631 Angus Court—requested the paperwork to have a split rail fence to be installed in their back yard. I have yet to receive the application for construction for the homeowners.

580 Broadmoor Court—requested driveway extension and French drain system at rear of property.

Respectfully submitted,

Jamie Bowen, Architectural Chair

Quote sent out to get pricing to get the vacant lots cleaned up. One quote from Our Family Lawn Care—over \$13k—9 lots. We will send the bill to these owners once the work has done. Owner of 606—was upset about Bill's letter regarding this. Bobby Branch will have a quote shortly.

CTA News

CTA proposed budget—our changes was accepted and approved
The whole budget was passed and now the POA's must approve—amounts to a \$6 increase per lot.
CTA budget won't be approved until next month which postpones our annual POA meeting. Our annual meeting is normally held in November, but we may have to move it to December this year.
Moves to approve the CTA budget—by Scott, seconded by Paul. All agree.

New Business

Stickers for the north gate—where are they turned in—what is the process?
Discussion of how much are we going to raise the monthly lot fee—suggested \$15 increase annually. \$6 goes to the CTA and \$9 goes to our POA to prepare for the work that must be done on the infrastructure over the next 10 years.
Paul makes motion, Bob seconds—passes to increase annual dues by \$15.
Annual meeting in 3 months. Reports from each area. The budget approval is the high point.
Elect new board members. Vote on the \$4k fee to build a house, add a new addition.

Old Business

Lot 599 Chelsea Drive discussion – no news on this.

Lot 616 – a solution has been verbally reached.

Survey that the long-range committee had done. Send out blast answering questions regarding hosting. Discussion over the results. Concerns about outside people using our facilities (pickle ball, basketball, pool). A dog run is proposed. But concern about managing what we have before we add something else. Bill wants everyone to review and come to next meeting prepared to make concrete solutions.

Motion to adjourn was made and seconded. Meeting was adjourned at 9:00 pm.

The next regular meeting will be on October 9th, 2019 at 7:00 pm.

Respectfully submitted

Bernadette Russell
Secretary, W-T POA Board of Directors