

## ***Highlights from the POA Board Meeting, June 24, 2024***

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
  - **Employee of the Month for June – Cevon Patton/Access Control**
  - Susan Keel spoke about the community 4<sup>th</sup> of July activities and that the fireworks are on Saturday, June 29<sup>th</sup> and the parade will begin at 7 pm this year. The hamburger supper shall be moved inside this year. The celebration is paid for by community donations. Please buy raffle tickets for a gift card to the 19<sup>th</sup> Hole.
  - **Update on the Marina Village bridge. An engineer deemed the bridge unsafe, and Marina Village immediately shut the bridge down even to foot traffic. Trinity Pines Campground is allowing limited access for vehicles only – no trailers – for those people living in Marina Village. Marina Village is expecting to have bids by the end of this week for the bridge repair and is hopeful that the repairs can be completed in two months.**

### **REPORTS**

- **Constable Report:** Constable Mark Cole was unavailable to be at the meeting. He reported the following services for Trinity County for the month of May: attended JP and District court, 2 traffic stops, 1 welfare check, 1 patrol due to tornado, 1 suspicious person/vehicle call, and 1 fire/EMS call.
- **Access Control.** Trustee Deta Rogillio announced the retirement of Access Control employee Shellie Smith on July 10<sup>th</sup>. Shellie has been working for Access Control for over 2 and a half years and will be greatly missed. Deta reported 193 e-Tags entered the system this year for a total of 3,471 in the system. She also reminded everyone that even if you have an eTag you must have a Westwood Shores decal on your vehicle. These decals give you entry through the left-hand lane, if needed, entry into Marina Village Resort, and show that your vehicle belongs in the community. Please stop by Access Control and get a decal if you do not have one. For the month of May, 7,633 vehicles were vetted through the left-hand lane: 4,641 POA, 2,136 Contractor, 283 MVR, and 573 Country Club. 622 telephone calls were received in May.
- **ACC:** ACC Vice-Chairman Dahl Hansen reported for the month of May: 1 new home had been approved; 4 additions/improvements; 1 consolidation; 1 fence; and 1 denial.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported that a debris burn had been accomplished. Debris pickup from the side of the roads shall continue throughout the month. Repairs were made to the fans at the 19<sup>th</sup> Hole and to their sink. Hay field mowing has started. The culvert on Coral Gables and Stones Edge was replaced.
- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended May 2024 with \$2,105,782 in liquid assets. He further reported the total POA net income for the month was \$9,336 worse than the budget and is \$77,705 over budget for the year to date through the end of May. All operational business areas exceeded their income budgets for the month. Total payroll expenses were under budget for the month of May.
- **Deed Violation Report.** 31 corrected, 46 new, 1 ACC, 9 at legal or public nuisance, and 105 active.
- **Country Club Committee Report.** Liaison Susan Keel reported that Sherri Neilson was elected Chairperson for this Committee. The Committee suggested the 19<sup>th</sup> Hole run specials on holidays and that outside tables moved together should be separated by those groups who moved them together. The Committee is looking for volunteers to work June 29<sup>th</sup> serving food and selling raffle tickets.

- **Golf/Greens Committee Report.** Newly elected **Chairperson Carrie Baker presented** this report in the absence of Liaison Rick Waltersheid. She reported that sales had increased in the Pro Shop 30.55% gross and 29.37% net year-to-date over last year. Discussion was held on numerous subjects including redoing the bunkers, a driving range project, and Improving drainage on Holes 5 and 6. Additionally, Marshals, Whoosh, water installation at the cart barn, and replacing trees were among other items discussed.
- **Streets and Roads Committee Report.** Liaison Ron Auvenshine reported that the Committee had elected **Paul Lowery as Chairperson of this Committee.**
- **Maintenance Committee Report.** Liaison Jo Matthew reported the Committee was to have its first meeting tomorrow.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine announced that the Committee shall have its “reveal” meeting on a Saturday in July. Announcement of the meeting shall be sent to the community when the date is finalized.
- **Neighborhood Watch Committee Report.** Liaison Cheryl Savage announced that the Committee had elected **Peggy Caldwell as Chairperson.** The Committee discussed updating the Neighborhood Watch database and future projects. Cheryl stated that block captains will likely be solicited from within the community to gather data from newer residences and encouraged all to consider volunteering as it is an important activity and a good way to meet your neighbors.

**ITEMS for RATIFICATION: The Board approved the following:**

- Possible pool rule changes for the 2025 season were tabled.
- Approved **golf membership plan.**

**ITEMS for CONSIDERATION: The Board approved the following:**

- Approved levying fines on 46 accounts who have violated POA rules.
- Approved to send 209 letters on 29 accounts and forward to attorney if needed.
- Approved revised POA Manual and have recorded at Trinity County Clerk’s Office.
- Approved revised ACC Manual and have recorded at Trinity County Clerk’s Office.
- Denied exception for 07-08-07.
- Approved payment plan for 06-02-32.
- Denied return of property and forgiveness of assessments on 09-03-03.
- Upheld POA rules for issuance of property owner cards.

***The next board meeting is Saturday, July 27<sup>th</sup>, 2024.***

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**Property Owner comments/questions at the meeting addressed the following topics:**

- A property owner asked that fees for implementation of home generators systems be removed. *The BOT said the suggestion would be reviewed.*
- A property owner asked to save an oak tree on the golf course. *Maintenance Supervisor will review tree condition and talk with property owner.*
- A property owner asked if Marina Village had asked us for a donation to repair their bridge, what the pool attendant duties were, and if charges would be in effect for pool guests. *The BOT has not received a request for a donation from Marina Village, pool attendant duties were explained and that attendants are new and are still learning, and no changes to pool rules were scheduled for the 2024 season. Any changes that MAY be made will be for the 2025 season.*

- A property owner asked why the outside food and drink ban at the pool is not universal. *The BOT stated that it is not a new rule but is now being able to be enforced with the use of pool attendants. The main issue concerning outside beverage containers is that is no way to know if banned drinks are in the container. It is not possible to know what is in the containers without inspecting each one. The food and drinks on the golf course are to be purchased through the 19th hole. Pickleball does not allow water containers in the playing areas. They are left next to the fence line. Food is not taken out to the courts. New rules for 2025 are being worked on and considerations for all concerns will be considered.*
- A property owner about removing his trailer that is stored in Marina Village property. *The BOT advised him to contact Marina Village administration.*
- A property owner asked about their road being improved. *Please submit these requests to the POA and the Roads Committee shall review the request.*
- A property owner asked why the POA was not mowing un-mowed lots. *The BOT explained that they are unable to mow owned lots without legal authority to do so if the lot is considered a safety or health hazard. The BOT does pursue these lots, but it takes time to go through the legal steps. The property owners of lots that we are given court clearance to mow are charged \$100 for the POA to mow the lot.*
- A property owner asked about the vegetation in the inland lakes and if grass carp could not be used more effectively. *Maintenance Supervisor discussed the current contract the POA has for the lakes to be chemically treated.*
- **Property Owner questions sent to [poaboard@westwoodshorespoa.com](mailto:poaboard@westwoodshorespoa.com) are answered to the individual but will no longer be included in the Board Highlights. Property owners with a specific question are encouraged to continue to use the site and their questions will be answered.**