

## ***Highlights from the POA Board Meeting, July 27, 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 – Christina Rowe/POA Administration

### **REPORTS**

- **Constable Report:** Constable Mark Cole reported the following services for Trinity County for the month of June: attended JP and District court, 4 traffic warnings, 2 traffic citations, 1 animal call, and 6 evictions. He announced the annual deer harvest bow hunting season would open September 28 and close January 5, 2025, and that deer harvest stand applications would be available at the Access Gate. Constable Cole reported there is an overabundance of deer this year in the community. Also, during the night of Monday, August 5<sup>th</sup>, he and TPW Game Wardens would be on community lakes using a spotlight to count alligators to determine the number of permits that would be available for the alligator harvest.
- **Access Control.** Trustee Deta Rogillio reported that for the month of June, 8,517 vehicles were vetted through the left-hand lane: 5,048 POA, 2,427 Contractor, 252 MVR, and 790 Country Club. 661 telephone calls were received in May. Deta reported 3,491 e-Tags entered the system this year. 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. Gate Sentry usage is currently at 67%.
- **ACC:** ACC Chair George Gallagher reported for year-to-date: 14 new homes had been approved; 35 additions/improvements; 10 consolidations; 10 fences; 9 extensions, and 10 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported that the culvert at the east side mailboxes had been resealed and the washout was filled. Hurricane Beryl brought down multiple trees and large branches which were being cleaned up. Also, the culvert at the end of Westwood West was removed and upgraded to a larger culvert by Diversified. Diversified also completed ditch work on Meadow Lake.
- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended June 2024 with \$1,983,873 in liquid assets. He further reported the total POA net income for the month was \$4,844 worse than the budget and is \$88,707 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 June. Three homes were removed from Coach Village during the month at approximately \$10,000 each, exceeding the budgeted amount by \$12,000 due to increases in debris fees. Also, the POA paid the invoice for the addition to golf cart storage barn of \$8,776.
- **Deed Violation Report.** 42 corrected, 32 new, 1 ACC, 10 at legal or public nuisance, and 95 currently active. This was an improvement from last month of 11 corrected and 10 cases no longer active.
- **Country Club Committee Report.** No meeting in June.
- **Golf/Greens Committee Report.** Trustee Liaison Rick Waltersheid stated that the Committee made several recommendations concerning drainage on hole #5, renovation of the driving range, and a golf cart rental plan. Additionally, the committee discussed that change to the veteran fee schedule and repair to golf course bunkers. Rick reported that the new green/tee mowers and Toro aerator had arrived, debris from Hurricane Beryl cleaned from course, native areas are being cleaned, weed applications applied, and the leaks on hole #2 have been repaired.

- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee discussed the ongoing culvert and ditch projects, traffic flow in the community, speed bumps, and drainage. Available maintenance machines were discussed as well as the MUD approval to allow our Maintenance to use their Jet machine to help clean out culverts.
- **Maintenance Committee Report.** Trustee Liaison Jo Matthew reported the Committee members reviewed their assigned community areas and reported where issues were found. These issues were divided by Supervisor over the area needing attention and sent to these Supervisors and the Community Manager. Additionally, these Committee members will be monitoring the progress made addressing these findings.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine announced that the Committee shall have the “reveal” meeting this afternoon at 1:30 pm at the Clubhouse.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage announced that the Committee reviewed a website containing the Committee’s data and progress compiling a database that correlates with TCAD data.

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

- None.

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

- Approved levying fines on 32 accounts who have violated POA rules.
- Tabled a recommendation for renovations to the driving range and Clubhouse area pending more information.
- Tabled a recommendation for a yearly golf cart rental plan pending more information.
- Tabled a recommendation for changes to the Associate Membership plan pending more information.
- Approved increased to the annual deer harvest participation fee to \$100 per person for property owners and to \$250 per person for non-property owners.
- Approved administrative fee of \$20 per quarter for those paying the golf trail plan quarterly.
- Approved partial refund availability to annual golf cart path payees not to exceed 50% of the annual fee plus applicable tax. This refund is available only if an annual cart path payee dies within 30 days of the initial annual payment and the request is made within 30 days following the payee’s death.
- Denied assessment forgiveness offer on lot 2-42-6.
- Denied assessment forgiveness offer on 1125-00508.
- Approved offer on lot 7-79-2.
- Approved the contract with Paychex as the Association’s new PEO operator.

***The next board meeting is Monday, August 26<sup>th</sup>, 2024.***

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

- A property owner stated that the Budget synopsis was much easier to understand than the actual report and thanked the Board for using this format.
- A property owner asked that the POA consider allowing poultry to be raised in the community in case of the need for food during some type of major event.
- A property owner asked that the POA do more for the clearing of weeds in the inland lakes than chemicals since they did not seem to be working. The property owner also asked if the POA was going to lower the spillway. *Maintenance Supervisor Chris Williams stated that the chemical treatment was the current method used and that any changes to the spillway would require engineering specifications. Trustee Rick Renfro advised that ways to re-route the water from the spillway were currently being investigated.*