

**WOODMORE TOWNE CENTRE HOMEOWNERS ASSOCIATION, INC.**

c/o SFMC, Inc. | 9464 Innovation Drive | Manassas, VA 20110

Office (703) 392-6006 ▪ Fax (703) 392-5039

Community Manager: Alanna Floyd – [afloyd@sfmtcinc.com](mailto:afloyd@sfmtcinc.com)

Assistant Community Manager – Jamel Kornegay – [jkornegay@sfmtcinc.com](mailto:jkornegay@sfmtcinc.com)

[www.sfmtcinc.com](http://www.sfmtcinc.com)

**ANNUAL RECONVENE MEETING NOTICE / NOTICE OF BOARD OF DIRECTORS QUARTERLY MEETING**

March 11<sup>th</sup>, 2024

Dear WTC Homeowner:

WTC HOA Board of Directors will be holding **the Reconvene Meeting starting promptly at 7:00PM on Wednesday, March 27<sup>th</sup>, 2024, and directly following, the Board of Directors will hold its 1<sup>st</sup> 2024 Quarterly Meeting at 7:30PM.** Both meetings will be held back-to-back virtually via Zoom. The primary purpose of the quarterly meeting is for the members of the Board of Directors to conduct Association business. Zoom information is below for your convenience.

In accordance with Section 11B-111 of Maryland HOA Act. *Meetings of homeowners*: all meetings of the Board of Directors are open to owners of record, with the exception of matters the Board is permitted by statute to discuss in an executive session. Additionally, the Board will designate a period during the meeting, also in accordance with the statute, to allow owners an opportunity to comment on any matter relating to the Association. This meeting will be conducted by the Board with owner input only as permitted by the Presiding Officer. Once the owner comment period concludes, the meeting will be adjourned by the Board of Directors.

---

The purpose of the Annual Reconvene Meeting is due to not meeting the quorum requirements on Wednesday, February 21<sup>st</sup>, 2024. Per Article IV, Section 4.2 of the WTC HOA Bylaws, again, please be advised that the Annual Reconvene Meeting of the membership will be held on **Wednesday, March 27<sup>th</sup>, 2024, at 7:00PM.**

The purpose of the meeting is to reelect (3) three Board Members to the WTC HOA Board of Directors by way of process of acclimation. An updated Proxy Form is enclosed for your use if you are unable to attend the meeting. Candidate resume and bio information is also enclosed and can be found on WTC's website - <https://wtc-hoa.org>. If you will be utilizing this Proxy Form, please return your Proxy's via email to [afloyd@sfmtcinc.com](mailto:afloyd@sfmtcinc.com) by Wednesday, March 27<sup>th</sup>, 2024, by 5pm.

---

**You are invited to a Zoom Meeting.**

**Topic:** Annual Reconvene Meeting / WTC HOA BoD 1st Quarterly Meeting

**Time:** Mar 27, 2024 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us06web.zoom.us/j/88075870950?pwd=nBr5KFwOLDO75jOBK8rHTLN1XbWTSt.1>

**Meeting ID:** 880 7587 0950

Passcode: 152362

**Dial by your location** • +1 301 715 8592 US (Washington DC)

**One tap mobile**

+13017158592,,88075870950#,,,,\*152362# US (Washington DC)

**Find your local number:** <https://us06web.zoom.us/j/88075870950?pwd=nBr5KFwOLDO75jOBK8rHTLN1XbWTSt.1>

---

Should you have any questions concerning the Annual Reconvene Meeting / WTC HOA BoD 1<sup>st</sup> Quarterly Meeting or the Association in general, please do not hesitate to contact me by e-mail, [afloyd@sfmtcinc.com](mailto:afloyd@sfmtcinc.com) or Assistant Community Manager, Jamel Kornegay, at [jkornegay@sfmtcinc.com](mailto:jkornegay@sfmtcinc.com) at any time. We look forward to seeing you on Wednesday, March 27<sup>th</sup> at 7:00 PM!

Sincerely,

Alanna Floyd

Community Manager

WTC HOA & Condominium Association

Enclosed: Meeting Agenda

Candidate Resume & Bios

Updated Proxy Form

# **Woodmore Towne Centre at Glenarden HOA**

Board of Directors Annual Reconvene Meeting

Wednesday, March 27<sup>th</sup>, 2024

7:00pm EST

## **Meeting Agenda**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PROOF OF NOTICE OF MEETING
- IV. REINTRODUCTION OF CANDIDATES
- V. FORMAL REELECTION OF DIRECTORS
- VI. BOARD OF DIRECTORS CLOSING REMARKS
- VII. ADJOURNMENT

---

# **Woodmore Towne Centre at Glenarden HOA**

Board of Directors 1<sup>ST</sup> Quarterly Meeting

Wednesday, March 27<sup>th</sup>, 2024

7:30PM EST

## **Meeting Agenda**

- VIII. CALL TO ORDER
- IX. OPENING REMARKS
- X. ROLL CALL
- XI. BOARD OF DIRECTORS UPDATES
- XII. BOARD OF DIRECTORS FINANCIAL UPDATE
- XIII. OPEN FORUM FOR AGENDA ITEMS
- XIV. BOARD CLOSING REMARKS
- XV. ADJOURNMENT

**Next Tentatively Scheduled Meeting:**

JUNE 26<sup>TH</sup>, 2024

\*7:00 PM EST

(\*subject to change)

**WOODMORE TOWNE CENTRE HOMEOWNERS ASSOCIATION**

**ANNUAL RECONVENE MEETING**

**Wednesday, March 27<sup>th</sup>, 2024**

**7:00 PM**

**Virtual Meeting**

**PROXY FORM**

Address \_\_\_\_\_ Lot No. \_\_\_\_\_

(I) (WE) \_\_\_\_\_ AND \_\_\_\_\_,  
(Print) (Print)

under the provisions of Article IV, Section 4.10 of the Bylaws, I (we) hereby submit our proxy as follows for the meeting on Wednesday, March 27<sup>th</sup>, 2024, or any subsequent meeting called due to a failure to obtain a quorum at the first attempt to hold the meeting.

Check the appropriate box:

Quorum purposes only.

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**\*\*\* Instructed Proxies MUST be returned by Wednesday, March 27<sup>th</sup>, 2024 by 5:00 PM to be included.**

**WOODMORE TOWNE CENTRE HOMEOWNERS ASSOCIATION, INC.**

**Nominating Form – Board of Directors Election**

**Wednesday, October 25<sup>th</sup>, 2023**

**(PLEASE PRINT LEGIBLY OR TYPE - LIMIT TO ½ PAGE)**

I am a member in good standing of WTC Homeowners Association and wish to be a candidate for election to the Board of Directors. **My Statement of Interest appears below.**

Full Name: Bec Beccles Phone: \_\_\_\_\_

Address: 9414 Smithview Pl Glenarden, MD 20706

E-Mail Address: \_\_\_\_\_

*C E "Bec" Beccles*

10/06/2023

**Nominee Signature (Required)**

**Date**

**Statement of Qualifications and Biography:**

Hello WTC family, I'm a six-year resident homeowner at Woodmore Towne Center (WTC). Retired from federal service with over 30 years' experience creating policy, managing projects and programs culminating at the Director level. UMD MBA Grad, 2003.

As a resident of WTC, have consistently advocated for community cohesion, safety, and the preservation of property values. Former Vice Chair for the City of Glenarden's Elections Board, (2020-2022) our team implemented electronic voting, public access to real-time monitoring of vote counts and adherence to CDC Covid safety protocols. In my current tenure as a WTC primary board member, chaired the project to integrate security services within WTC. Sponsored an initiative for reanalysis of WTC-HOA's Reserve Account requirements.

Liaised with PGFD to complete WTC's Fire-Safety site-plan, (Fire-Lanes) to bring WTC-HOA community into MD State compliance for emergency vehicles to safely transverse our streets. Specific attention was given to our narrower streets. The fire-safety site plan addresses parking and traffic congestion within Smithview Pl. targeted implementation, Q1 2024.

We have engaged GPD and received their surveillance/traffic/speed camera requirements for interoperability with WTC's proposed surveillance/speed cameras. Surveillance camera funding is pending grant submission approvals from City and State agencies, targeted implementation Q2 2024.

Our team's working with PG County DWPT "Vision Zero" Program, (upon street turnover) to begin a traffic study for implementation of traffic calming devices (speed bumps), illuminated pedestrian crossing signs etc., within WTC HOA's managed streets.

If afforded the opportunity to continue community service within WTC-HOA's primary board, looking forward to providing common sense solutions on issues affecting all homeowners and maintaining continued peace & enjoyment of our homes, park and playground spaces within our WTC-HOA Community.

**Nominee - Retain a copy for your records and forward the original by Friday, October 6<sup>th</sup>, 2023, by 3PM to:**

**Woodmore Towne Centre Homeowners Association, Inc.  
c/o SFMC, Inc.  
9464 Innovation Drive  
Manassas, VA 20110**

or by e-mail to: [afloyd@sfmccinc.com](mailto:afloyd@sfmccinc.com)



**WOODMORE TOWNE CENTRE HOMEOWNERS ASSOCIATION, INC.**

**Nominating Form – Board of Directors Election**

**Wednesday, October 25<sup>th</sup>, 2023**

**(PLEASE PRINT LEGIBLY OR TYPE - LIMIT TO ½ PAGE)**

I am a member in good standing of WTC Homeowners Association and wish to be a candidate for election to the Board of Directors. **My Statement of Interest appears below.**

Full Name: Sherry White-Royal Phone: \_\_\_\_\_

Address: 2507 Saint Nicholas Way, Glenarden, MD 20706

E-Mail Address: \_\_\_\_\_



**Nominee Signature (Required)**

2 OCT 2023

**Date**

**Statement of Qualifications and Biography:**

Dear Woodmore Towne Centre Family,

This letter informs you that I am interested in running for the Woodmore Towne Centre Primary Board of Directors.

I've been a resident in our community for 9 years, since 2014. Born and raised in Washington, DC, and a graduate of Bowie State University (B.S. in Sociology, with a minor in Criminal Justice) and received a Certification in Multi-Media Design from George Washington University. I have over 30 years of Federal Service: managing contracts and personnel.

I was a previous member of the Facilities Committee for two years, prior to the HOA turnover to the Community. During that time, I also conducted Clubhouse pre and post inspections. As of 2021, I've had the pleasure of serving as your Vice President on the WTC HoA Primary Board of Directors. I joined because, I care about our neighbors and will work towards community goals. I think that I have gathered enough knowledge and experience required to continue to perform this job and want to bring projects in process to fruition. The Board of Directors have been very busy and I'm honored to be a part of the team that has accomplished the following:

- Established 2 HoA Community Committees: Architectural & Covenants Committee and the Events & Facilities Committee. Also serve as the Committee BoD Liaison.
- WTC HOA Website
- Researched traffic patterns, speed bumps, parking, and speed cameras.
- Initiated Clubhouse parking passes to reduce nonresidents utilizing the basketball court.
- Conducted community survey's: security options, basketball courts, and management company.

In addition to responding to community items from small matters like sharing amenity hours to dealing with a wide range of complex community issues, I take my responsibility of representing our entire our community seriously. All Condo, Town-home and Single-family homeowners have a voice, and my only agenda is still fairly represent all to the best of my abilities, while ensuring our community is the ideal place to live and property values remain high.