The Trails Homeowners Association, Inc.
201 Main Trail Ormond Beach, Florida 32174

Board of Directors Meeting Minutes

June 11, 2026 – 6:00 PM

1. Call to Order

President Kathleen Grabow called the meeting to order at 6:00 p.m. Member/speaker sign-up was made available.

2. Roll Call was conducted by Lourdes McLean for the Establishment of Quorum

A quorum was established with seven (5) of nine (9) Board members present.

Board Members Present:
- Kathleen Grabow, President
- Jeffrey Levinson, Vice President
- Lourdes McLean, Secretary
- Chuck Harris, Director
- John Whitley, Director

Board Members Absent:
- Dan Gowen, Treasurer
- Phil Rikas, Director
- Dann Dragone, Director
- Heather O'Neill, Director

Also present were Kris Perez, Virginia Ochoa, Kyla Semino, Yamily Torres and Brandie Hayes representing RealManage.

3. Proof of Notice

Management confirmed proper notice of the meeting was provided through:
- Posting signage at the Granada entrance and Main Trail median in front of the clubhouse.
- Posting the monthly meeting notice on the community calendar.

4. Approval of Minutes

The minutes from the May 14th, 2026, Board of Directors Meeting were presented for approval. **Jeffrey Levinson made a motion to approve Lourdes McLean seconded the motion. The motion passed unanimously.**

The minutes from the June 8, 2026, Board of Directors Executive Meeting were presented for approval. **Lourdes McLean made a motion to approve Jeffrey Levinson seconded the motion. The motion passed unanimously**

5. Treasurer's Report

A. May 2026 Financial Report The May 2026 financials were not delivered prior to the meeting and will be reviewed prior to the July 9th meeting and reported on at that time. The Draft Balance sheet reflected $1,571,544.21 in assets and liabilities.

B. Alliance Reports

The May 2026 Alliance collection reports were reviewed, reflecting $855.84 collected in assessments during May 2026. A YTD collection amount of $11,075.71 and a lifetime collection amount of $296,538.52. No Board action was required.

6. Manager's Report

A. Monthly Report Management advised that the monthly June manager's report will be distributed through the owner portal and by email on or about June 23, 2026.

B. Weekly Report Management announced that the weekly report would be distributed on Friday's, where real time community oversite and financial information is shared.

C. 2026–2027 Intent to Candidate is scheduled for mailing and should be received by the 29th of June.

8. Committee Reports & Actions

A. Landscape Committee
The next Landscape Committee meeting is scheduled for July 2nd, 2026, at 3:00 p.m. The committee did not meet due to illness and schedule conflict of several members.

1. First Priority DPA was presented on behalf of Yellowstone Landscape in advance of named storm systems requiring debris clean up. In keeping with the previous year's agreement a motion was made by Lourdes McLean to allow an initial inspection and clearing to begin with oversight not to exceed $47,328.59 as in previous years. Jeffrey Levinson seconded the Motion. The motion passed 5/1 with Chuck Harris voting against the motion.

B.. Fixtures, Furnishings & Facilities Committee, no motions needed. The committee will meet upon the return of Dan Gowen.

C. ACC Committee A written ACC report was submitted to the Board.

D. Newspaper / The Canopy Verbal updates regarding The Canopy newsletter were provided. The deadline for submissions was extended to June 15, 2026.

E. Amenities Committee The Amenities event schedule is located on the Trails HO Portal including Clubhouse availability, Community events and scheduled Board meetings for The Trails HOA and Sub Associations as they schedule.

9. Unfinished Business

Carol Davies of 130 Shady Branch previously submitted two written proposals at the April 9, 2026, Board meeting:

1. A proposal regarding herbicide spraying along the bike paths. It was decided that no chemical would be applied through the end of August and the conditions of the weed growth being maintained by non-chemical means will be reevaluated. Management will notify the contractor that they are to refrain from spraying on the bike paths until such time as the matter is revisited. All Board members were encouraged to travel the paths on a regular basis with which to build their own conclusions of the overall condition without treatment.
2. A proposal requesting review of asphalt project quality and vendor performance by an asphalt specialist was reviewed was again discussed and it was stated that the final drive inspection and mapping took place for review by the FFF committee for further action.

3. Owner Lonnie Feaster and Tenant Adam Huffman returned to discuss with the Board their proposal to reconsider the lightning policy. The Board, onsite management and the regional staff of Real Manage weighed in on the safety and limiting the liability a pool the size of the Trails must consider when making a decision that impacts homeowner safety and employee safety alike. Based the combined research of all parties **a motion was made by Chuck Harris to follow safety guidelines of the National Lightning Safety counsel which would require the pool attendant to follow a 30/30 rule Monitoring lightning at 30 miles for incoming strikes, Announcing when lightning is detected within 15 miles and closing the pool facility and deck when lightening is within 10 miles for thirty minutes post-strike. The clock begins again with each subsequent strike until the storm moves out of the 10 mile range. The motion was seconded by Lourdes McLean and the motion passed unanimously 5/0.**

10. New Business
No New Business was discussed

11. Members' Comments Theresa Marshall of 16 Wildwood addressed the Board with her concern of neighbors not cleaning up after their pets and stating there was an unacceptable amount of waste in her common area yard. Property manager Brandie Hayes made the suggestion that the member send an email that could be forwarded to Wildwoods management company, as well stating that pet waste and responsible pet ownership will be addressed in an upcoming Canopy edition.

12. Adjournment

Lourdes McLean made a motion to adjourn the meeting at 7:36 p.m. Jeffrey Levinson seconded the motion. The motion passed unanimously. The next meeting of the Board of Directors is scheduled for July 9, 2026, at 6:00 p.m.