

The Trails Homeowners Association, Inc.

201 Main Trail Ormond Beach Florida 32174

www.trailshoaormond.com

Kathleen Grabow, President
Lourdes McLean, Vice President
Dan Gowen, Treasurer
Rob Bridger, Secretary
Dann Dragone, Director

Phil Rikas, Director
Chuck Harris, Director
Jeffrey Levinson, Director
Heather O'Neill, Director

Board of Directors Meeting Agenda

May 8th, 2025

6:00 PM

1. Call to Order – Member/Speaker Sign-up
2. Roll Call – Establish Quorum (5 of 9 must preside)
3. Proof of Notice
 - a. Signs Posted @ Granada Entrance & Main Trail Median (in front of Clubhouse)
 - b. Monthly Meeting Notice shown on Community Calendar
4. Approval of Minutes
 - a. Minutes from April 10th, 2025, BOD Meeting
5. Treasurers Report
 - a. March 2025 Financials – Real Manage
 - b. CD Bank Rates
 - c. April 2025 Alliance Reports
6. Managers' Report - Weekly Report to be disbursed on Friday, 05/09/2025
 - a. Monthly Managers Report provided by RM through Portal & Email
7. Committee Reports & Actions
 - a. Landscape Committee Written Updates – Next Meeting is June 5th, 2025, at 3:00 p.m.
 - b. Fixtures Furnishings and Facilities – RV Storage Renewal Letter (No Increase Recommended; significant increase in 2024)
 - c. ACC – Written Report
 - d. Newspaper / The Canopy – Written Updates/Committee Meeting Notes; No Motions Needed
 - e. Amenities – Verbal Updates; No Motions Needed
 - i. May 29th 2025 – Food Truck Event
8. Unfinished Business:
9. New Business:
10. Members' Comments: Adjournment – Next meeting of the Board of Directors will take place on June 12th, 2025, at 6:00 p.m.

The Trails Homeowners Association, Inc.
Board of Directors Meeting
May 8, 2025, 6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, May 8, 2025, at 6:00 p.m., at The Trails Clubhouse, 201 Main Trail, Ormond Beach Florida 32174. In accordance with the Bylaws and applicable Florida Statutes, the notice of the meeting was posted in a conspicuous place in the community forty-eight (48) hours in advance of the meeting.

Call to Order

The meeting was called to order at 5:58 p.m. by Kathleen Grabow. Rob Bridger called the roll, noting that **5 of 9 directors were present at the start of the meeting creating a quorum.**

Attendance Board of Directors: Kathleen Grabow, Dan Gowan, and Heather O'Neill, Jeffrey Levinson, Rob Bridger and Lourdes McLean were present.

Phil Rikas, Chuck Harris, and Dann Dragone were absent.

Brandie Hayes and Alexandra Wood were present for Real Manage Family of Brands.

0 homeowners were present in the audience.

Minutes

Jeffrey Levinson motioned to approve the minutes of April 10, 2025, Board meeting, with Lourdes McLean motioning the second. The motion to approve was unanimous.

Treasurers Report

Dan Gowan and Brandie Hayes reported on the Financials noting that the March Funds reported in the financial report received in April can be found in the Board Portal. Real-time bank balances are provided through the Weekly Mgt Update on Fridays

Financial amounts reported as of March 2025 financials:

- Total Fund Reported: \$1,155,722 million
- Reserves funds equal: \$344,350
- \$110,000.00 CD (Certificate of Deposit) investment option was secured through VYSTAR Bank for 23 months @ 4.25% int.

Alliance Collections report for the month of April 2025

- \$4,548.86 collected, 1 File closed.
- YTD collection amounts to \$14,547.16
- Lifetime collection paid to Trails HOA \$270,101.35

Manager's Report

- Updates provided in the weekly manager's report through email every Friday.
- Management request permission to purchase an additional Cement Pool Table with 2 benches as another Aluminum table was broken due to intense winds toppling it over. **Lourdes Made the motion to approve the purchase of a cement pool table with two benches not exceeding \$1,757.25 from LunaCrete. The motion was seconded by Rob Bridger and passed 6/0.**
- **Management requested approval to send the RV Storage rental renewal agreements with no increase, due to the significant increase in summer of 2024. Lourdes McLean motioned for the approval of the renewal agreements for RV storage without increasing. Rob Bridger seconded the motion, and the motion passed 6/0.**

FFF Committee

- **Nova Entrance Sign Railroad Ties refurbishment is scheduled for the middle of the month weather permitting6. Newspaper Committee Report**

Newspaper Committee

- All articles / assignments were distributed, and the newspaper story deadline is set to be June 7, 2025.
- Scheduled for delivery by the last week of June/first week of July. Using our vendor Associated Printing.

Landscape Report

- **A written report was presented that discussed the Spring Planting:** Annual flowers to be replaced in April.
- **Mulch Application:** Currently underway.
- **Tree Replacements:** Bismarck tree replacement was completed at no cost to the HOA as it was under warranty.
- **Sod Assessment:** Was completed of areas needing replacement that were mapped. The replacement is due to the winter freeze in multiple locations where the St Augustine has not bounced back.

Amenities and Events

- May 29: Food Truck Event
- June 12, Mgt Mixer scheduled for 5p.m. prior to the June Board meeting.
- Summer: Movie Nights in June, July, and August
- Fall: Final Food Truck and Fall Yard Sale Events

Homeowner Concerns & Miscellaneous Topics

- **Management received a letter from Mr. Braunstein, a resident of 3 Pueblo Trail, regarding Ted Browns Autumnwood II Estate. Mr. Braunstein is not the legal representative of the estate, and no information will be provided to him by management prior to the court naming him as such.**
 - Kathleen Grabow stated that Mr. Brown a member of Autumnwood II (which she also Presides over) does have legal heirs, and Mr. Browns information should not be shared with homeowners inquiring about his account.
- **Electrical Issues:**
 - Streetlight maintenance problems continue with FPL. There is a 40-day turnover time per the website for FPL to complete the repairs requested. Rob Bridger mentioned that the light remains unfixed.
 - Additional Encouragement for homeowners to report outages was stated by Alexandra Wood as well.

Adjournment Motion to adjourn by Jeffrey Levinson and Seconded by Rob Bridger to adjourn the meeting at 6:51 p.m. and was unanimously approved. The next meeting scheduled for Thursday June 12, 2025 @ 6:00 p.m.

Approved Motions & Votes

1. Approval of Previous Meeting Minutes

- *Motion by:* Jeffrey Levinson
- *Seconded by:* Lourdes McLean
- *Vote:* Unanimous Approval

2. Purchase of Cement Pool Table & Benches

- *Details:* Not to exceed \$1,757.25 from LunaCrete (to replace damaged aluminum table)
- *Motion by:* Lourdes McLean
- *Seconded by:* Rob Bridger
- *Vote:* Passed 6–0

3. RV Storage Lease Renewals Without Increase

- *Details:* Due to a significant rate increase in 2024, leases renewed with no further increase
- *Motion by:* Lourdes McLean
- *Seconded by:* Rob Bridger
- *Vote:* Passed 6–0

4. Adjournment of the Meeting

- *Motion by:* Jeffrey Levinson
- *Seconded by:* Rob Bridger
- *Vote:* Unanimous Approval
- *Time:* 6:51 PM