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

Board of Directors Meeting Minutes
May 14, 2026 – 6:00 PM

1. Call to Order

President Kathleen Grabow called the meeting to order at 6:02 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 (7) of nine (9) Board members present.

Board Members Present:
- Kathleen Grabow, President
- Jeffrey Levinson, Vice President
- Lourdes McLean, Secretary
- Dann Dragone, Director
- Chuck Harris, Director
- Heather O'Neill, Director
- John Whitley, Director

Board Members Absent:
- Dan Gowen, Treasurer
- Phil Rikas, Director

Also present were Alexandra Wood 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 April 9, 2026, Board of Directors Meeting were presented for approval. **Jeffrey Levinson made a motion to approve the minutes as corrected. Heather O'Neill seconded the motion. The motion passed unanimously.**

5. Treasurer's Report

A. April 2026 Financial Report The April 2026 financials were provided to the Board in advance of the meeting. Total fund balances and liabilities reported were $1,631,773.

B. VyStar Credit Union Account A letter was received from VyStar Credit Union requesting either a deposit or closure of the account ending in XXXX1649. **Kathleen Grabow made a**

motion to deposit $50.00 into the account to maintain the account in good standing. Jeffrey Levinson seconded the motion. The motion passed unanimously.

C. Alliance Reports

The April 2026 Alliance collection reports were reviewed, reflecting $575.00 collected in assessments during April 2026. No Board action was required.

6. Foreclosure Requests – Florida Community Law Group

A. 21 Cherokee Trail Kathleen Grabow made a motion to proceed with foreclosure action for 21 Cherokee Trail. Jeffrey Levinson seconded the motion. The motion passed unanimously. Management was directed to contact the applicable Sub Association regarding potential cost sharing of foreclosure expenses with Cherokee II.

B. 602 Main Trail Jeffrey Levinson made a motion to proceed with foreclosure action for 602 Main Trail. Heather O'Neill seconded the motion. The motion passed unanimously. Management was directed to contact the applicable Sub-Association regarding potential cost sharing of foreclosure expenses with Cherokee I.

7. Manager's Report

A. Monthly Report Management advised that the monthly manager's report had been distributed through the owner portal and by email on April 23, 2026.

B. Weekly Report Management announced that the weekly report would be distributed on Friday, May 15, 2026.

C. 2026–2027 Intent to Candidate Letter Lourdes McLean made a motion to approve and proceed with mailing the 2026–2027 Intent to Candidate letter. Heather O'Neill seconded the motion. The motion carried unanimously.

8. Committee Reports & Actions

A. Landscape Committee
The next Landscape Committee meeting is scheduled for June 4, 2026, at 3:00 p.m.

i. First Priority Emergency Response Agreement Renewal Heather O'Neill made a motion to renew the First Priority Emergency Response Agreement. Jeffrey Levinson seconded the motion. Discussion took place regarding clarification of any costs or fees associated with the agreement and responsibility for payment. Management stated they would confirm whether any fees are absorbed and ensure no HOA obligation exists before the agreement is executed by an officer. The motion passed 5/2, with Jeffrey Levinson and Chuck Harris voting in opposition.

B. Fixtures, Furnishings & Facilities Committee

i. Aqua Detective Pool Light Proposal A proposal from Aqua Detective Pool Leak Detection was presented to replace four pool lights with LED fixtures in advance of pool resurfacing due to deterioration of existing light fixtures**. Jeffrey Levinson made a motion to approve the proposal in an amount not to exceed $7,000.00. Dann Dragone seconded the motion. The motion passed unanimously.**

ii. ET&T Distributors Chair Sling Proposal A proposal from ET&T Distributors in the amount of $2,280.82 for replacement chair slings was presented for ratification. The purchase included repairs to ten chairs and five additional slings reserved for future repairs. **Dann Dragone made a motion to ratify the proposal. Lourdes McLean seconded the motion. The motion passed unanimously.**

iii. DG Meyer Quarterly Maintenance Contract Heather O'Neill made a motion to approve the DG Meyer quarterly maintenance contract effective immediately through March 31, 2027. Jeffrey Levinson seconded the motion. The motion passed unanimously.

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 article submissions is June 12, 2026.

E. Amenities Committee

i. Converged Services / BSA Summary Management and the Board discussed a potential telecommunications income opportunity through Converged Services in partnership with Real Manage. Chuck Harris expressed concern regarding the proposed contract term, noting that a ten-year agreement may not be advisable due to changing technology and future delivery methods for cable and internet services. He stated he would personally recommend a term no longer than three years but also would not necessarily agree to the terms for that without knowing. Management will gather additional information and conduct exploratory discussions before any formal recommendation or motion is presented to the Board. No action was taken.

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.
2. A proposal requesting review of asphalt project quality and vendor performance by an asphalt specialist.

The Board directed that both matters be placed on the July 2026 agenda to allow the appropriate committees time to review the concerns and provide recommendations, if any.

10. New Business No new business was presented.

11. Members' Comments

A. Traffic Concerns Mr. Hartwig of 201 Pinecone Trail expressed concerns regarding speeding traffic along Main Trail and the associated safety risks to pedestrians and vehicles. President Kathleen Grabow advised that management can contact the City regarding enforcement concerns; however, residents are also encouraged to contact the City directly, as the roadways are public rights-of-way maintained by the City and not owned by the Association.

B. Pool Lightning Policy Concerns 1. Mr. Feaster of 4 Mimosa Trail addressed the Board regarding the community pool lightning policy. He expressed concern regarding the current 20-mile lightning radius and suggested reducing the closure radius to approximately 5–6 miles. He stated he had informally surveyed pool users who shared similar concerns.

2. Mr. Huffman of 224 Pine Cone Trail also addressed the Board regarding the lightning policy, noting his professional experience with employee safety standards utilizing a 5-mile radius.

The Board stated additional research would be conducted regarding both the closure radius and reopening timing requirements before any changes are considered. The matter is expected to be returned for discussion at a future Board meeting once sufficient research has been completed. Heather O'Neil recommended the next board meeting, and Chuck Harris encouraged Board members to independently research the issue prior to further discussion.

12. Adjournment

Jeffrey Levinson made a motion to adjourn the meeting at 7:52 p.m. Lourdes McLean seconded the motion. The motion passed unanimously. The next meeting of the Board of Directors is scheduled for June 11, 2026, at 6:00 p.m.