

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 Oneill, Director

Board of Directors Meeting Agenda
January 9, 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 December 12th, 2024, BOD Meeting
5. Treasurers Report
 - a. November 2024 Financials – Real Manage
 - b. December 2024 Alliance Reports
6. Managers' Report - Weekly Report to be disbursed on Friday, 01/10/2025
7. Committee Reports & Actions
 - a. Landscape Committee Verbal Updates – Next Meeting is February 6th, 2025, at 3:00 p.m.
 - b. Fixtures Furnishings and Facilities – TBD
 - c. Newspaper / The Canopy – No Motions Needed
 - d. Amenities – No Motions Needed
8. Unfinished Business:
9. New Business:
10. Members' Comments:
11. Adjournment – Next meeting of the Board of Directors will take place on February 13th, 2025, at 6:00 p.m.

The Trails Homeowners Association, Inc.
Board of Directors Meeting
January 9, 2025
6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, January 9, 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.

Attendance

Board of Directors: Kathleen Grabow, Lourdes McLean, Jeffrey Levinson, Dann Dragone, and Heather O'Neill were present.

Chuck Harris and Phil Rikas were Absent.

Brandie Hayes was present for Real Manage Family of Brands.

No homeowners were present in the audience.

A quorum was established.

Call to Order

The meeting was called to order at 6:00 p.m. by Kathleen Grabow. Rob Bridger called the roll, noting that 7 of 9 directors were present at the start of the meeting creating a quorum.

Minutes

Lourdes McLean motioned to approve the minutes of December 12, 2024, Board meeting, with Dann Dragone motioning the second. The motion to approve passed 7/0.

Rob Bridger pointed out that the ACC Committee was not listed on the agenda.

Treasurers Report

Brandie Hayes acknowledged that the financials for December 2024 were not provided by Real Manage but are anticipated with the contract delivery timeframe. Real-time bank balances are included with the weekly managers' report on Fridays. Alliance Smart Collection reported collecting \$687.00 in the month of December and \$26,063.00 for the year of 2024.

The Florida Community Law Group made two recommendations for foreclosure one for the residence located at 331 Timberline Trail and one located at 150 Pinecone Trail.

Jeffrey Levinson made the motion to proceed with foreclosure against 331 Timberline Trail and Rob Bridger seconded the motion. Upon conclusion of discussion the motion passed 7/0.

Dann Dragone motioned to proceed with foreclosure against 150 Pinecone Trail with Jeffrey Levinson seconding the motion, upon conclusion of discussion the motion passed 7/0.

No managers' report was presented as the Board receives a weekly managers report on Fridays.

Lourdes McLean presented the Landscape Committee notes in writing to the Board and needed no Motion/Vote.

Landscape Committee: Lourdes Mclean stated the committee did not meet due to the Holiday the new flowers which are Snapdragons are planted. The committee needed no motions.

Architectural Committee

The ARC Committee met on December 11th, 2024. And January 8, 2025, A written report of applications that were presented to the ACC Board was included in the BOD Package. The ACC committee's next meeting will take place on January 22, 2025, at 9 a.m.

Newspaper Committee

Rob Bridger presented a verbal report. Rob stated that the Newsletter should be in mailboxes within the next 24-48 hours. The committee will be meeting soon to review the 4th qtr. edition.

Amenities: No motions needed, and a written report was presented in the Canopy with the schedule for 2025 detailed.

Unfinished Business: None reported.

New Business: Jeffrey Levinson made a motion to approve the staff holiday luncheon in the amount of \$200.00, Dann Dragone seconded the motion, and the motion carried 5/0.

Resident Speakers: None.

Adjournment: The next meeting of the Board of Directors will be February 13, 2025, beginning at 6:00 p.m. Having no other matters to discuss, **Lourdes McLean motioned for adjournment at 6:47 p.m. and Jeffrey Levinson seconded the motion. The motion passed unanimously, 7/0.**