

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

July 10th, 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 June 12th, 2025, BOD Meeting
5. Treasurers Report
 - a. May 2025 Financials
 - b. June 2025 Alliance Reports [Not Yet Received]
6. Managers' Report
 - a. Monthly Managers report provided by RM through Portal and email on 6/23/25
 - b. Weekly Report to be disbursed on Friday, 07/11/2025
7. Committee Reports & Actions
 - a. Landscape Committee Verbal Updates – Next Meeting is August 7th, 2025, at 3:00 p.m.
 - b. Fixtures, Furnishings, and Facilities – Verbal Report
 - i. Estimate for Rotten Wood Repairs – Clubhouse – MGN Contracting Inc.
 - ii. Bike Path/Parking Lots – Re-Paving/Re-Sealing Proposals (3)
 - c. ACC – Written Report
 - d. Newspaper / The Canopy – Verbal Updates; No Motions Needed
 - e. Amenities – Verbal Updates; No Motions Needed
 - i. July 18th, 2025 – Movie Night @ the Pool
8. Unfinished Business:
9. New Business:
10. Members' Comments: Adjournment – Next meeting of the Board of Directors will take place on August 14th, 2025, at 6:00 p.m.

The Trails Homeowners Association, Inc.
Board of Directors Meeting
July 10, 2025, 6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, July 10, 2025, at 6:01 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 6:01 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.**

Attendance Board of Directors: Kathleen Grabow, Dann Dragone, Jeffrey Levinson, Rob Bridger Heather O'Neil, Lourdes McLean, Dan Gowen were present
Phil Rikas and Chuck Harris were absent
3 homeowners were present in the audience.

Minutes

Jeffrey Levinson motioned to approve the minutes of June 12, 2025, Board meeting, with Dan Gowen motioning the second. The motion to approve was unanimous

Treasurers Report

Dan Gowen reported on the Financials noting that the Funds reported in the financial report received in May can be found in the Board Portal. Real-time bank balances for assets and liability totaled \$1,526,815.00

Alliance Collections were not received prior to the Board meeting, but the previously reported amounts remained unchanged.

- YTD collection amounts to \$15,706.94
- Lifetime collection paid to Trails HOA \$271,261.135

Manager's Report

- Updates provided in the weekly manager's report through email every Friday.
 - Management reported that the monthly managers' report presented by Real Manage to the BOD is anticipated on or about July 18, 2025.

FFF Committee

- **Proposals for Asphalt repairs were presented by 3 companies upon submission of the RFP by Real Manage Vendor services. Dan Gown presented the recommendation of the FFF committee to contract with The Alternative who has completed the project in years past. Jeffrey Levinson made the motion to approve the proposal of The Alternative in the amount of \$72,408.00 that includes a 10% increase for project oversight for the vendor services department of Real Manage. Rob Bridger seconded the motion, and the motion passed unanimously.**

- **Proposal from MGN to repair any rotten wood posts on the balcony and repair the cement staircase leading to the exterior second floor entry of the clubhouse was reviewed. Rob Bridger made the motion to approve the proposal in the amount of \$15000.00 with Kathleen Grabow Seconded the motion and the motion passed unanimously.**

Newspaper Committee

- A verbal report was presented by Rob Bridger. The newsletter is anticipated for delivery to BZ Mailing in the next few days.

Landscape Report

- **A verbal report was presented currently no motions were needed.**
- Next meeting of the committee is scheduled for August 7, 2025, at 3p.m, in the conference room

Amenities and Events

- Summer: Movie Nights in June, July, and August
- Fall: Final Food Truck and Fall Yard Sale Events

Homeowner Concerns & Miscellaneous Topics

- **Electrical Issues:**
 - Streetlight maintenance problems continue with FPL. The light at the clubhouse streetside remains flickering.
- Darla Widnall updated the Tomoka Golf Course information as she understands it.

Adjournment Motion to adjourn by Lourdes McLean and Seconded by Jeffrey Levinson to adjourn the meeting at 7:16 p.m. and was unanimously approved. The next meeting scheduled for Thursday August 14, 2025 @ 6:00 p.m.

 Approved Motions & Votes

Board of Directors Meeting | Date: July 10, 2025

 Approval of Prior Minutes

- **Motion:** Approve minutes of June 12, 2025, Board Meeting
- **Motion by:** Jeffrey Levinson
- **Second by:** Dan Gowen
- **Vote:** Passed unanimously

 Approve Asphalt Repair Proposal

- **Motion:** Approve proposal from The Alternative for asphalt repairs in the amount of \$72,408.00 (includes 10% vendor oversight fee)
- **Motion by:** Jeffrey Levinson
- **Second by:** Rob Bridger
- **Vote:** Passed unanimously

 Clubhouse Balcony & Staircase Repair

- **Motion:** Approve MGN proposal to repair balcony posts and cement staircase for \$15,000.00
- **Motion by:** Rob Bridger
- **Second by:** Kathleen Grabow
- **Vote:** Passed unanimously

 Adjournment

- **Motion:** Adjourn the meeting at 7:16 p.m.
- **Motion by:** Lourdes McLean
- **Second by:** Jeffrey Levinson
- **Vote:** Passed unanimously