

THE TRAILS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 9, 2026

The meeting of the Board of Directors of The Trails Homeowners Association was held on April 9, 2026, in the conference room at the clubhouse located at 201 Main Trail, Ormond Beach, Florida 32174.

Notice of the meeting was duly provided in accordance with the Bylaws of the Association and the requirements of Florida Statute 720. Notice was posted electronically via the Association's owner portal calendar and physically posted in a conspicuous location within the community no less than forty-eight (48) hours in advance.

1. Call to Order

The meeting was called to order at 6:15 p.m. The delayed start was due to the need to confirm the presence of a quorum.

2. Roll Call / Quorum

Director's Present:

- Kathleen Grabow
- Lourdes McLean
- Phil Rikas
- John Whitley
- Chuck Harris (via telephone)

Director's Absent:

- Dan Gowen
- Dann Dragone
- Heather O'Neil
- Jeffrey Levinson

A quorum of the Board was established. Brandie Hayes Property Manager Real Manage was present.

3. Approval of Prior Meeting Minutes

A motion was made by Lourdes McLean to approve the March 9, 2026, Board Meeting Minutes.
Seconded by Phil Rikas.

Vote: Unanimous

Motion: Passed

4. Financial Report

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Financial statements were not available due to timing of accounting completion.

Management reported live balances as follows:

- Operating: \$536,423
- Reserves: \$290,472

Management further reported a **10% delinquency rate** closing out first quarter billing.

5. Committee Reports

Landscape Committee

Tree Removal Proposal – 7 Rolling Wood Trail (Common Area)

A proposal in the amount of \$3,800.00 for removal of a dead tree located in the common area vicinity of 7 Rolling Wood Trail was presented.

Motion made by John Whitley to approve the proposal.

Seconded by Phil Rikas.

Vote: 4 in favor / 1 opposed

- Opposed: Chuck Harris

Motion: Passed

Little Pond Fountain Repair

A proposal in the amount of \$1,441.46 was presented to repair the Little Pond fountain due to an electrical short.

Motion made by Lourdes McLean to approve the repair.

Seconded by John Whitley.

Vote: Unanimous

Motion: Passed

No other committee motions were presented.

6. New Business

Trailside Tennis Club – Summer Camp Pool Access

Management presented a request for summer camp participants to utilize the community pool during their scheduled session.

Motion made by Lourdes McLean to approve access.

Seconded by Phil Rikas.

Discussion Highlights:

- Secondary liability insurance to name the Association as an additional insured
- Majority of campers are residents or associated with resident families

Vote: 4 in favor / 1 opposed

Opposed: Chuck Harris

Motion: Passed

- **Tree Dedication Ceremony – April 24, 2026**

Management requested approval to provide a pastry breakfast (not to exceed \$200.00) and to purchase a memorial tree marker (not to exceed \$150.00) for the upcoming tree dedication ceremony honoring Rob Bridger.

- Motion made by Lourdes McLean to approve funding for both items within the stated limits.
Seconded by John Whitley.
- **Vote:** Unanimous
- **Motion:** Passed

- **7. Member Comments**

- The floor was opened to members present.
- Carol Davies of 130 Shady Branch expressed concerns regarding the chemical treatments being used on the bike paths and center medians for weed control. Ms. Davies provided a proposal for Board consideration.
- It was determined that the matter will be placed on a future agenda for further review.

- **8. Adjournment**

- There being no further business to come before the Board, Lourdes McLean motioned for adjournment seconded by John Whitley, the meeting was adjourned at 7:24 p.m. The next meeting of the Board is scheduled for May 14, 2026, 6:00p.m. 1st Floor conference Rm at the Trails Clubhouse.