

The Trails Homeowners Association, Inc.
201 Main Trail Ormond Beach, Florida 32174
Board of Directors Meeting Minutes
July 9, 2026 – 6:00 PM

1. Call to Order

President Kathleen Grabow called the meeting to order at 6:00 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 eight (8) of nine (9) Board members present.

Board Members Present:

- Kathleen Grabow, President
- Jeffrey Levinson, Vice President
- Lourdes McLean, Secretary
- Chuck Harris, Director
- John Whitley, Director
- Dan Gowen, Treasurer
- Heather O'Neill, Director
- **Board Members Absent:** Phil Rikas, Director, Dann Dragone, Director - Left shortly after Role Call

Brandie Hayes representing [Real Manage](#) was present.

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 June 11, 2026, Board of Directors Meeting were presented for approval. **Jeffrey Levinson made a motion to approve; Dan Gowen seconded the motion. Chuck Harris pointed out a typo to be corrected regarding the '30/30' lightning policy rather than '30/30/30.' The motion to approve the minutes as amended passed unanimously.**

5. Treasurer's Report

A. May 2026 Financial Report the May 2026 financials were not delivered prior to the June meeting, and the June financials were delivered moments prior to the July meeting and were provided to the Board. The liabilities and fund balances combined equal \$1,571,585.00 for May 31, 2026, and \$1,570,876.00 for June 30, 2026. The association showed a trend of a 90% collection rate for the 1st 2 qtrs.

B. Alliance Reports

The June 2026 Alliance collection reports were reviewed, reflecting \$250.00 collected for the month. A YTD collection amount of \$11,325.71 and a lifetime collection amount of \$296,788.52. No Board action was required.

6. Manager's Report

A. Monthly Report Management advised that the monthly June manager's report will be distributed through the owner portal and by email on or about July 23, 2026.

B. Weekly Report Management announced that the weekly report would be distributed on Friday's, where real time community oversight and financial information is shared.

C. 2026–2027 Intent to Candidate was mailed in June to the membership and several have been received; the deadline for the intention to be received is August 14, 2026, 4 p.m.

8. Committee Reports & Actions

A. Landscape Committee

The next Landscape Committee meeting is scheduled for Aug 6, 2026, at 3:00 p.m. The second phase of the Timberline project was presented for motion in the amount of \$16,425.00 this amount is about \$4,000.00 more than anticipated which includes a slight change to the design. Heather O'Neil made the motion to approve the proposal for discussion, and the motion was seconded by Jeffrey Levinson. Chuck Harris was vocal about the cost of the Bahia grass, and his dislike for it and stated it was overpriced and should not be more expensive than St Augustine which keeps with the rest of the community aesthetic. A vote was taken to accept the proposal and the proposal failed with all members voting nay. Dan Gowen made a motion to amend the proposal with St Augustine grass at no additional cost and Lourdes McLean seconded the motion. The motion passed 7/0.

B. Fixtures, Furnishings & Facilities Committee, no motions needed. The committee will meet shortly now that Dan Gowen is back in residence.

C. ACC Committee A written ACC report was submitted to the Board.

D. Newspaper / The Canopy No motions needed.

E. Amenities Committee the Amenities event schedule is located on the Trails HO Portal including Clubhouse availability, Community events and scheduled Board meetings for The Trails HOA and Sub Associations as they schedule.

9. Unfinished Business

1. Carol Davies of 130 Shady Branch previously submitted two written proposals at the April 9, 2026, Board meeting: A proposal requesting review of asphalt project quality and vendor performance by an asphalt specialist was reviewed was again discussed and it was stated that the

final drive inspection and mapping took place for review by the FFF committee for further action. The inspection that took place on the 9th of June was reviewed as the paths by a large number of the members present. Most agreed that the work completed was to the expectations of the Board and Committee when the work was contracted with the Alternative. The FFF Committee and the Board will consider a milling project over the next several years to lay the paths fresh. The matter is being considered completed by the Board.

2. Owner Lonnie Feaster and Tenant Adam Huffman returned the previous month to discuss with the Board their proposal to reconsider the lightning policy. The Board, onsite management and the regional staff of Real Manage weighed in on the safety and limiting the liability a pool the size of the Trails must consider when making a decision that impacts homeowner safety and employee safety alike. Based the combined research of all parties in June a motion was made by Chuck Harris to follow safety guidelines of the National Lightning Safety counsel which would require the pool attendant to follow a 3030-rule Monitoring lightning at 30 miles for incoming strikes, announcing when lightning is detected within 15 miles and closing the pool facility and deck when lightening is within 10 miles for thirty minutes post-strike. The clock begins again with each subsequent strike until the storm moves out of the 10-mile range. The motion was seconded by Lourdes McLean and the motion passed unanimously 5/0. **Management requested that this policy be once again revisited in light of the continued concern over the safety of the pool attendants and the pool patrons that continue to slowly exit the pool during an electrical storm or argue with the attendants who when hearing thunder and seeing lightning want the authority to close the facility regardless of the storms 10-mile distance. Brandie mentioned that only 2 days prior to a tree at the clubhouse was struck, and the pool pumps and swipe readers were impacted by that strike. As well as the day of the Board meeting, they timed 8 people leaving the pool deck to exceed 10 minutes with the storm being tracked at a 6-mile radius. Brandie suggested that common sense should prevail over distance with thunder is heard and or lightning is seen. The lightning safety counsel suggests when “Thunder Roars to go indoors.” It does not as a caveat suggest a distance in miles. Motion was made by John Whitley and seconded by Jeffrey Levinson for discussion. Motion passed five to one with Chuck Harris voting against (5/1).**

10. New Business No New Business was discussed

11. Members’ Comments Bob Hunter Spoke on behalf of the Tennis Club; Carol Davies Spoke on the matters within the meeting and Darla Widnall updated the Tomoka Oaks golf course matter as still an ongoing discussion with the city.

12. Adjournment

Lourdes McLean made a motion to adjourn the meeting at 7:25 p.m. Jeffrey Levinson seconded the motion. The motion passed unanimously. The next meeting of the Board of Directors is scheduled for August 13, 2026, at 6:00 p.m.