

Board of Directors Meeting
February 12, 2026
6:00 PM MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on February 12, 2026, 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, no less than Forty-Eight Hours (2 days) in advance of the meeting.

Call to Order The meeting was called to order at 5:57 p.m. by Kathleen Grabow. The attendance was called by Lourdes McLean, and it was noted that 6 of 9 directors were present at the start of the meeting creating a quorum.

Attendance Board of Directors: Kathleen Grabow, Jeffrey Levinson, John Whitley, Lourdes McLean, Dan Gowen and Phil Rikas were present, Chuck Harris, Dan Dragone and Heather O'Neil were absent

Brandie Hayes LCAM was present, and 3 homeowners were present in the audience.

Minutes of the January 8, 2026, meeting was motioned by Dan Gowan the motion was seconded by Lourdes McLean and passed unanimously. 6/0.

Treasurers Report Dan Gowen reported on January Financials noting that the Fund balances reported for Assets and Liabilities equal \$1,589,615, Lourdes McLean made the motion to accept the financials for January 2026 are presented, and Jeffrey Levinson seconded the motion. The motion passed unanimously.

- **Alliance Smart Collections**
- Michael Irving attended the meeting and reviewed the January collection amount of \$761.00. She Highlighted the lifetime collection amount as being \$286,223.81
- Management announced that the surplus from 2025 amounted to \$10,260.00 the motion made to allow the Treasurer to at his discretion move any potential surplus accrued from 2025 into the reserve account later exceeding the final audit completion date.
- Foreclosure recommendation by FL Community Law for two Properties.

1. Motion made by Jeffrey Levinson and seconded by Dan Gowan to foreclose on the property located at 119 Shady Branch Trail Ormond Beach FL 32174. The motion carried 6/0.
2. Motion made by Dan Gowan and seconded by Jeffrey Levinson to foreclose on the property located at 8 Little Pond Trail Ormond Beach FL 32174. The motion carried 6/0.

Manager's Report Updates are provided in the weekly manager's report through email every Friday. Included in the Board Packet was the Primary Goals of the Sub HOA Summit scheduled for April 16, 2026 at 6p.m. The guest speaker is Just Webb with Brown and Brown and the topic is HOA Risk Assessment.

The next summit is tentatively scheduled for the 3rd week of August where the topic will be Better Budget Basics. We are considering Martin and Klayer and Alliance Smart collections to present.

Landscape Report A written report was presented by Lourdes Mclean, stating that the committee did meet in February. Currently, the committee does not need any motions and votes completed. The next meeting of the committee will be held March 5, 2026 at 3p.m.

FFF Committee: A motion was made by Jeffrey Levinson to hold the pool resurfacing until a fixed date can be scheduled by the vendor for November 2026. The motion was seconded by Dan Gowan and the motion passed 6/0.

Newspaper Committee the deadline for story completion was tentatively set for March 13, 2026, to meet an April 1st in home deadline. The committee met and a written report was included in the Board Packet. No motions or votes are needed.

Amenities and Events the event schedule for all the 2026 calendar dates is published in the Canopy. The Board certification class will be held on Monday February 16, 2026, in the clubhouse and Kaye Bender and Rembaum will be providing the education, Alliance Smart Collection is sponsoring the Panera Boxed lunch and Amenities community events budget is supplying the pastry breakfast. The cost of which likely will be recouped from the trade show revenue.

Homeowner Concerns & Miscellaneous Topics. NONE

Adjournment Motion to adjourn was made by Lourdes McLean, the motion was seconded by Jeffrey Levinson to adjourn the meeting at 6:53 p.m. and was unanimously approved 7/0. **The next meeting is scheduled for Thursday March 12, 2026 @ 6:00 p.m.**