

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

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, April 10, 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.

Call to Order

The meeting was called to order at 6:00 p.m. by Kathleen Grabow. Jeffrey Levinson called the roll, noting that 5 of 9 directors were present at the start of the meeting creating a quorum.

Attendance

Board of Directors: Kathleen Grabow, Dan Gowen, and Heather O'Neill, Jeffrey Levinson, Phil Rikas and Dann Dragone were present.

Rob Bridger, Lourdes McLean, Chuck Harris, and Dann Dragone were absent.

Brandie Hayes and Alexandra Wood were present for Real Manage Family of Brands.

2 homeowners were present in the audience.

5 of the 9 were present. A quorum was established.

Minutes

Jeffrey Levinson motioned to approve the minutes of March 13, 2025, Board meeting, with Dan Gowen motioning the second. The motion to approve was unanimous.

- ☐ Heather O'Neill mentioned her name was misspelled on the agenda, for correction.
- ☐ Minutes approved unanimously.

Treasurers Report

Dan Gowen and Brandie Hayes reported on the Financials noting the February Funds reported in the Financial received in March remain the same and reminded the Board that Real-time bank balances are available through the Board/Management Portal accessible to all Board Member's.

Financial amounts reported as of February 2025:

- Operating fund: \$1,164,885 million
- Reserves: \$336,401
- Total: \$1.5 million

- ☐ March financials are expected by April 20th.
- ☐ Alliance Collections report for the month of March 2025

- \$4,709.84 collected, 2 Files were closed.
- YTD collection amounts to \$9,998.30
- Lifetime collection paid to Trails HOA \$265,552.49

Property located at 413 Main Trail having met the threshold for Foreclosure was presented to the Board with a request of the attorney for a motion to proceed with Foreclosure. *Real-time bank

balances are available through the Board/Management Portal accessible to all Board Member Rob Bridger, Motion was made by Dan Gowen to proceed with Foreclosure on 413 Main Trail Ormond Beach FL, the motion was seconded by Jeffrey Levinson and passed 5/0.

- Discussion on upcoming CD (Certificate of Deposit) investment options was had, and a motion was made by Kathleen Grabow and seconded by Heather O'Neill for Dan Gowen to proceed with moving the CD from TD bank back to VyStar, provided the interest rates on the certificates are financially beneficial.

Manager's Report

- Updates provided in the weekly manager's report through email every Friday.
- Details for the Board to Consider DPA's (Disaster Preparedness Agreements be signed with storm recovery vendors to ensure the prompt recovery from any named storms or catastrophic event that may arise-as Storm (and Fire) seasons approach was presented.
- Management presented a Formal DPA for acceptance with Yellowstone Landscape not to exceed the cost of Storm Clean up in 2024 in the amount of \$47,328.59 with the caveat that management and a Board member attend the vendors recovery inspection post storm prior to any work being started. The motion was made by Dan Gowan and seconded by Jeffrey Levinson. The Motion passed 5/0.
- As the Contractor/Engineers DPA's are received by Real Manage they will be presented to the Board.

5. Community Projects and Maintenance FFF Committee

- **Nova Entrance Sign Railroad Ties refurbishment: A motion not to exceed \$15,000.00 was made by Jeffrey Levinson and seconded by Heather O'Neill to engage with Yellowstone Landscaping to complete the Rail Road Ties at the Nova entrance in advance of the pursuit of stamped concrete, to correct the eyesore that it has become. The motion passed 5/0.**
- **Concrete Pool Furnishing:**
 - 2 Concrete table sets to be added to the Pool deck replacing the metal and tampered Glass ones that are now 10 years old was presented to the Board for consideration. Less likely to blow over and become damaged and can be painted to accommodate any color scheme used in the future. The cost is expected to not exceed \$3600.00 with tax for replacement costs. **Jeffrey Levinson made the motion to replace the metal tables with concrete not to exceed \$3600.00. Heather O'Neill seconded the motion, and the motion passed unanimously. (5/0.)**
 - **Architectural plans and city permissions processes are being researched.**
- **Fountains & Electrical Repairs:**
 - Lake Walden Pond Pump house: Need to elevate electrical meters for lake fountains due to flooding.
 - **Lock installation to prevent unauthorized operation. The cost to complete the repairs should not exceed \$9000.00 with electrical service. Phil Rikas made the motion to proceed with the pumphouse rebuild and the motion was seconded by Heather O'Neill and the motion passed 5/0.**
 - Little Pond: Florida Power & Light were said to have restored service, and Future Horizon have the reinstall on their service list. Management refused to pay for a special trip and suggested it be installed on their next service date to avoid trip fees.

6. Newspaper Committee Report

- All articles and photos submitted on time, and Newspaper was received by the membership.

- The newspaper story deadline is expected to be June 7, 2025, and scheduled for delivery by the last week of June/1st week July. Using our vendor Associated Printing.

7. Landscape Report

- **A written report was presented that discussed the Spring Planting:** Annual flowers to be replaced in April.
- **Mulch Application:** Scheduled for May 20-26 using a new cost-effective method.
- **Tree Replacements:** Bismarck tree replacement was completed at no cost to the HOA as it was under warranty.
- **Sod Assessment:** Evaluation of areas needing replacement was completed and mapped. The replacement is due to the winter freeze in multiple locations where the St Augustine has not bounced back. A proposal for replacement was presented in the amount of \$5910.00 by the committee. Jeffrey Levinson made the motion to proceed with the installation of the sod in the areas needing replacement. The motion was seconded by Heather O'Neill and passed 5/0.

8. Amenities and Events

- **Upcoming Events:**
 - March 27: Food Truck Event was extremely successful - the next food truck event is May 29, 2025
 - April 26: Community Yard Sale and Trade show are scheduled.
 - Summer: Movie Nights in June, July, and August
 - Fall: Final Food Truck and Fall Yard Sale Events

9. Homeowner Concerns & Miscellaneous Topics

- **Bike Path Safety Concerns:**
 - Kathleen Grabow requested that a block of Bicyclist/Joggers etiquette be placed in the newsletter to remind those using the path that it is to be shared and pedestrians wearing headphones may not be aware the other party is present and would like cyclists announcing their presence.
 - Vendors are currently pricing repair areas and resealing the paths as they were completed in 2021.
- **Electrical Issues:**
 - Streetlight maintenance problems with FPL. There is a 40-day time frame per the website for FPL to complete the repairs requested.
 - Encouragement for homeowners to report outages.
- Collection Contract Complaint Jessica Lovatt of Wildwood HOA expressed her concern for having been placed in collections as she was unaware there were two HOA's that collected from her. While is was understanding of the need to collect assessments that are due, she was quite upset at the fees charged to the delinquent homeowner by Alliance Smart Collection. She was told that once a file reached the threshold of collection, and turned over for nonpayment, the account can only be discussed with Alliance. The fees are a deterring factor for members to pay late and the cost of doing business as a collections company.
- Elizabeth Berger spoke on the matter of receiving a courtesy notice about weeds in her lawn and wanted management to be aware that a direct neighbor has weeds that are infiltrating the lawns around them. Ms. Berger was made aware that her direct neighbor also received notice regarding the abundance of weeds needing attention and that note will be made that Ms. Berger has engaged in a weed and lawn service.

10. Adjournment

- Motion to adjourn by Jeffrey Levinson and Seconded by Heather O'Neill to adjourn the meeting at 7:21 p.m. and was unanimously approved.
- With the next meeting scheduled for Thursday May 8, 2025 @ 6:00 p.m.

Key Take Aways:

-  **Finances:** Stable with \$1.5 million reported but under accrual accounting.
-  Approved from TD Bank to VyStar (pending rate check)
-  Foreclosure Approved for 413 Main Trail (5–0 vote)
-  **Disaster Preparedness Agreement (DPA) approved with Yellowstone** for post-storm recovery (not to exceed \$47,328.59). Additional DPAs to be reviewed as received.
-  Bike Path - Awaiting Proposals
-  **Nova Entrance Railroad Ties Refurbishment approved (up to \$15,000).**
-  **Concrete Pool Tables approved for replacement of aging metal/glass ones (not to exceed \$3,600).**
-  April edition delivered on time | Next issue deadline: June 7, for late June/early July delivery.
-  **Lake Walden Pumphouse Repairs approved (not to exceed \$9,000), includes meter elevation and lock installation.**
-  **Little Pond Fountain: FPL restored service; Future Horizons to reinstall on regular route (no special trip fee approved).**
-  **Landscape Committee:** Spring Flowers - Replacements scheduled in April. | Mulch Installation: Scheduled for May 20–26. | Bismarck Tree: Replaced under warranty at no cost. | **Sod Replacement Approved: \$5,910 for freeze-damaged areas.**
-  **Community Events:** April 26: Community Yard Sale & Trade Show | May 29: Food Truck Night | Summer Movie Nights: June, July, August | Fall Events: Yard Sale & Final Food Truck
-  **Safety Concerns:** Bike Path Safety: Reminder about shared-use etiquette to be included in newsletter. | FPL Streetlight Repairs: Noted delay of up to 40 days; members encouraged to report outages. | Collections Complaint: Homeowner frustrated with late fees and being unaware of two HOAs. Collection protocol and imitations explained. | Weed Violation Follow-up: Member confirmed to have taken lawn care action; neighbor also cited.