

The Trails Homeowners Association, Inc.
Board of Directors Meeting
June 12, 2025, 6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, June 12, 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 6:02 p.m. by Kathleen Grabow. Rob Bridger 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, Dann Dragone, Jeffrey Levinson, Rob Bridger and Phil Rikas were present.

Heather O'Neil, Lourdes McLean, Chuck Harris, Dan Gowen were absent.

Kris Perez, Virginia Ochoa, Megan Dolbow, Brandie Hayes and Alexandra Wood were present for Real Manage Family of Brands.

Michael Irvine was present with Alliance Smart Collection.

4 homeowners were present in the audience.

Minutes

Jeffrey Levinson motioned to approve the minutes of May 8, 2025, Board meeting, with Dann Dragone motioning the second. The motion to approve was unanimous.

Treasurers Report

Brandie Hayes reported on the Financials and noted that the April Funds reported in the financial report received in May can be found in the Board Portal. Real-time bank balances are provided through the Weekly Mgt Update on Fridays.

Financial amounts reported as of April 2025 financials:

- Total Fund Reported via live bank balance: \$712,385.
- Reserves funds equal: \$239,887.
- \$110,000.00 CD (Certificate of Deposit) investment option was secured through VYSTAR Bank for 23 months at 4.25%.

Alliance Collections report for the month of May 2025

- \$1,159.78 collected.
- YTD collection amounts to \$15,706.94
- Lifetime collection paid to Trails HOA = \$271,261.13

Manager's Report

- Updates provided in the weekly manager's report through email every Friday.
 - Kris Perez addressed the BOD acknowledging the 1-year anniversary of our partnership with Real Manage. Megan Dolbow was introduced as a senior manager, and it was stated that she resides in Ormond.
- Management Requested Three Motions

- The first being made by Rob Bridger and seconded by Jeffrey Levinson to approve the Intent to Candidate for the Board in October 2025 - September 2026 letter, for Mailing and email for those signed up for electronic delivery, Motion passed unanimously.
- Second: Rob Bridger made a Motion to accept as policy and have the directors sign the code of ethics for board members and include it in the Intent to Candidate mailing. The motion was seconded by Kathleen Grabow and passed unanimously.
- Third: Rob Bridger made a motion to not accept nominations from the floor in the event there is an election required by participation of an excess of candidates and a quorum of the membership present at the annual meeting in October. The Motion was seconded by Jeffrey Levinson and passed unanimously.

FFF Committee

- **Nova Entrance Sign Railroad Ties refurbishment is complete and looks great.**
- **Initial proposals for Asphalt and Pool Resurface are being considered and a formal motion to engage will be forthcoming.**
- **A Motion to replace 4 pool lights and transformers in the amount of \$7000 was made by Jeffrey Levinson, seconded by Rob Bridger, and passed unanimously.**

Newspaper Committee

- All articles / assignments were distributed, and the newspaper story deadline is set to be June 7, 2025.
- Scheduled for delivery by the last week of June/1st week July. Using our vendor Associated Printing.

Landscape Report

- **A written report was presented.**
- **Tree Replacements:** 9 trees are on the list for removal due to them being dead and fall hazards. A motion was made by Rob Bridger and seconded by Phil Rikas to remove in the amount of \$13,350.00 the motion passed unanimously.
- Next meeting of the committee is scheduled for July 3, 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. There is a 40-day time period per the website for FPL to complete the repairs requested. Rob Bridger mentioned that the light remains unfixed. The light is still not working, and several requests have been made.
 - Additional Encouragement for homeowners to report outages as well was reiterated by Alexandra Wood

Adjournment Motion to adjourn by Rob Bridger and Seconded by Jeffrey Levinson to adjourn the meeting at 6:49 p.m. and was unanimously approved. The next meeting scheduled for Thursday July 10, 2025 @ 6:00 p.m.

✔ Approved Motions & Votes

Motions & Votes Key – Board of Directors Meeting June 12, 2025

✔ Approval of Prior Minutes

- **Motion:** Approve minutes of May 8, 2025, Board Meeting
- **Motion by:** Jeffrey Levinson
- **Second by:** Dann Dragone
- **Vote:** Passed unanimously

✔ Intent to Candidate Mailing

- **Motion:** Approve the “Intent to Candidate” letter for Oct 2025–Sept 2026, for mailing and email delivery
- **Motion by:** Rob Bridger
- **Second by:** Jeffrey Levinson
- **Vote:** Passed unanimously

✔ Board Code of Ethics

- **Motion:** Accept as policy and have directors sign the Code of Ethics, included in Intent to Candidate mailing
- **Motion by:** Rob Bridger
- **Second by:** Kathleen Grabow
- **Vote:** Passed unanimously

✔ No Nominations from Floor Policy

- **Motion:** Not accept nominations from the floor if an election is required due to excess candidates and quorum present at the annual meeting
- **Motion by:** Rob Bridger
- **Second by:** Jeffrey Levinson
- **Vote:** Passed unanimously

✔ Pool Lights & Transformers Replacement

- **Motion:** Replace 4 pool lights and transformers at a cost of \$7,000
- **Motion by:** Jeffrey Levinson
- **Second by:** Rob Bridger
- **Vote:** Passed unanimously

✔ Tree Removals

- **Motion:** Remove 9 dead trees posing fall hazards at a cost of \$13,350
- **Motion by:** Rob Bridger
- **Second by:** Phil Rikas
- **Vote:** Passed unanimously

✔ Adjournment

- **Motion:** Adjourn the meeting at 6:49 p.m.
- **Motion by:** Rob Bridger
- **Second by:** Jeffrey Levinson
- **Vote:** Passed unanimously