

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

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on March 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 6:01 p.m. by Kathleen Grabow. Lourdes McLean called the attendance, and it was noted that 8 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, Phil Rikas were present, Chuck Harris, Dan Dragone and Heather O'Neil were present, and Dan Gowen was absent.

Brandie Hayes LCAM was present, and 5 homeowners were present in the audience.

Minutes of the February 12, 2026, meeting was motioned by Jeffrey Levinson, and the motion was seconded by Lourdes McLean and passed unanimously. 8/0.

Treasurers Report The Treasurers report was not presented as the February financials had yet been delivered. The current balances reported through the Managers Portal were stated on the record as being \$411,236.00 in operating funds and \$290,440.00 of reserve funds.

- **Alliance Smart Collections**
- February collection amount of \$1,783.76 was reported as being received. With the YTD amount for 2026 being reported in the amount of \$2,544.76
- The lifetime collection was reported in the amount of \$288,007.57.

Manager's Report Updates are provided in the weekly manager's report by email every Friday. The Management company produced a monthly management report last on February 23, 2026

Brandie Hayes did mention that the holiday lighting vendor was curious if they could leave the strings for the Tree lights and clubhouse up having removed the bulbs. The board requested the requirement of the contract, which was reported as being *place and removed*. To which management was directed to have the vendor remove the strings.

Landscape Report A verbal report was presented by Lourdes Mclean, stating that the committee did meet March 4, 2026. Currently, the committee does not need any motions and votes completed. Mentioning as well that the next seasonal flower Pinta's will be placed on or around the 1st week of April. The current flowers Snapdragons rebloomed after the freeze and were not replaced with new plants. They were deadheaded and cut back.

The next meeting of the committee will be held April 2, 2026, at 3p.m.

FFF Committee: Heather O'Neill made a motion to have Carls Cleaning Prep and Paint the Maintenance building based on his proposal for the work in the amount of \$825.00 The motion was seconded by Jeffrey Levinson and the motion passed 8/0.

The committee received feedback from homeowner Carol Davies (130 Shady Branch) regarding concerns about the vendor's progress, care, and follow-through on the bike path project. She also raised concerns about a change order for the clubhouse parking lot approved by the executive officers that was not subsequently brought before the Board for formal ratification.

It was discussed that the President could have acted unilaterally and that the Treasurer was consulted regarding milling and repaving a section of the clubhouse parking lot connecting to the west-side pedestrian walkway owned by the city. The Trails' portion of the walkway presented a trip hazard and was addressed while the vendor was onsite.

Audience member Fred Annon (10 Twelve Oaks), an LCAM and owner of a management company, was asked for a third-party perspective regarding the Board's authority. He stated that the executive officers acted within their authority and that while post-decision ratification could have occurred, the absence of such action did not present an issue given the safety concern and the opportunity to complete the work while the vendor was onsite.

Jeffrey Levinson then made a motion to ratify the decision of the President and Treasurer of the Trails HOA to ratify the walkway repair made in August of 2025. That motion was seconded by Heather O'Neill and passed unanimously 8/0.

The member ended her concerns by stating that the Board had 30 days to complete the project or she would return to the next Board meeting. The President requested that the member volunteer to sit on the FFF committee where her concerns and volunteer oversight would be welcomed.

Newspaper Committee the deadline for story completion was met and the anticipated mail delivery date is anticipated for March 31, 2026. Rob Bridger will be the cover of the Canopy Newsletter, and a memorial article will be published. No motions or votes are needed.

Amenities and Events the event schedule for all the 2026 calendar dates is published in the Canopy.

Homeowner Concerns & Miscellaneous Topics.

Fred Annon 10 Twelve Oaks would like to have the Board consider by way of perhaps volunteer collection of funds that maybe the association can match, to create a memorial for Rob Bridger whose commitment to the community should be recognized. The Board agreed that they would consider alternatives for memorializing Mr. Bridger.

Homeowner **Bette Kirschbaum of 4C Timberline** requested attention be given to the common areas around the pond and the Racquet Club HOA parking lot, as trash left on pick up days is being scattered due to the membership there not properly securing their trash. Management suggests that they contact the property manager for RCV and have her notice their membership to properly store rubbish on collection days. Also offered to forward the request to the PM if Ms. Kirschbaum emailed photos to the onsite staff.

Darla Widnall 7 Shawnee mentioned to the Board that the Tomoka Golf Club matter over the last 5 years is still *up in the air*. Suggesting once again that the Board and Management keep abreast of the matter so that when asked information can be immediately shared. The President stated the city is noticing the community of scheduled meetings on the matter. Members who are curious or who wish to attend are provided with the means to do so by the city.

Don Koester was skipped over inadvertently but management did meet with him regarding his concerns.

Adjournment Motion to adjourn was made by Lourdes McLean, the motion was seconded by Jeffrey Levinson to adjourn the meeting at 7:40 p.m. and was unanimously approved 8/0. **The next meeting is scheduled for Thursday April 9, 2026 @ 6:00 p.m.**