

The Trails Homeowners Association, Inc.

201 Main Trail Ormond Beach Florida 32174

www.trailshoaormond.com

Kathleen Grabow, President
Lourdes McLean, Vice President
Dan Gowen, Treasurer
Rob Bridger, Secretary
Dann Dragone, Director

Phil Rikas, Director
Chuck Harris, Director
Jeffrey Levinson, Director
Heather O'Neill, Director

Board of Directors Meeting Agenda
September 11th, 2025
6:00 PM

1. Call to Order – Member/Speaker Sign-up
2. Roll Call – Establish Quorum (5 of 9 must preside)
3. Proof of Notice
 - a. Signs Posted @ Granada Entrance & Main Trail Median (in front of Clubhouse)
 - b. Monthly Meeting Notice shown on Community Calendar
4. Approval of Minutes
 - a. Minutes from August 14th, 2025, BOD Meeting
5. Treasurers Report
 - a. July 2025 Financials
 - b. August 2025 Alliance Reports
 - c. Audit Engagement Letter for 2025-2026
6. Managers' Report
 - a. Monthly Managers report provided by RM through Portal and email on 8/23/2025
 - b. Weekly Report to be disbursed on Friday, 09/12/2025
7. Committee Reports & Actions
 - a. Landscape Committee Verbal Updates – Next Meeting is October 2nd, 2025, at 3:00 p.m.
 - b. Fixtures, Furnishings, and Facilities – Verbal Report
 - i. EV Charging Stations – Green Logic
 - ii. Pool Resurfacing Bids (2)
 - c. ACC – Written Report
 - d. Newspaper / The Canopy – Verbal Updates; No Motions Needed
 - e. Amenities – Verbal Updates; No Motions Needed
8. Unfinished Business:
9. New Business:
10. Members' Comments: Adjournment – Next meeting of the Board of Directors will take place on October 4th, 2025, at 9:00 a.m.

The Trails Homeowners Association, Inc.
Board of Directors Meeting
September 11, 2025, 6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on September 11, 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. Rob Bridger called the roll, 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, Dan Gowen, Rob Bridger, Dann Dragone, Jeffrey Levinson, Chuck Harris, Lourdes McLean, and Phil Rikas were present. Heather O'Neil was absent. Brandie Hayes LCAM, Real Manage was present as were 2 homeowners present in the audience.

Kathleen Grabow asked that the Board and Audience members observe a moment of silence for the Anniversary of the Tragedy of 9/11. Upon the conclusion of the moment of silence, Kathleen Grabow presented Rob Bridger an Outstanding Leadership award and announced that Rob had removed his Intent Candidate for the 2025/2026 Board of Directors. Acknowledging Robs contribution to the neighborhood and 12+ years of having volunteered, being past President and spearheading the implementations of the committees that are still in place and active today. His presence and wealth of historical knowledge will be missed.

Minutes

Phil Rikas motioned to approve the minutes of Thursday, August 14, 2025, Board meeting, with Jeffrey Levinson motioning the second. Dan Gowen pointed out an error in the motion of the No Smoking pool sign correcting that Dan Gowen voted against the motion and Dann Dragone voted in favor. Jeffrey Levison amended the motion to include making the corrections to August 14, 2025, minutes, Rob Bridger seconded the amended motion and the motion to approve was unanimous. 8/0.

Treasurers Report

Dan Gowen reported on the Financials noting that the Funds reported in the July financial report received in August can be found in the Board Portal. Bank balances for assets and liability reported for July 31, 2025, totaled \$1,576,115.00.

- **Alliance Collections** were received prior to the Board meeting, Current Month Collection August 2025: \$1,266.23 YTD collection amounts to \$22,113.39 Lifetime collection paid to Trails HOA \$277,667.58
- **Audit engagement** was made with Martin and Associates and signed by Treasurer Dan Gowen. The fee for 2025 will be: Audit \$5,300.00, Tax Return \$600.00 Cost for 2026 Audit \$5,400.00, Tax Return \$600.00

Manager's Report

Updates provided in the weekly manager's report through email every Friday. Management reported that the monthly managers' report presented by Real Manage and the Financial Report to the BOD is anticipated on or about September 20, 2025.

FFF Committee

The florescent lights were replaced with LED lighting throughout the clubhouse.

- **EV Charging stations** were explored as an income stream to the HOA. However, after further consideration and the level of the charging station it was decided to table the matter until technology allows for a shorter charging window than the 4-6 hours each station would take to zero to fully charge a customer.
- **Pool resurfacing bids** were received by Blue Water Pools and EMI dba Vermana Pool contractors (part of the vendor services options with Real Manage) due to the high-cost Dann Dragone will seek a 3rd bidder.
- No other matters were discussed, and no motions were taken.

Newspaper Committee

Rob Bridger presented verbally that the newsletter is anticipated for delivery to the membership by the 2nd week of September with a mailbox anticipated date of around September 19. Notice to the membership of the election status or lack thereof and providing the Board member to be seated within the Secretaries article.

Landscape Report

Lourdes McLean presented a verbal report. Currently, no motions are needed. Next meeting of the committee is scheduled for October 2, 2025, at 3p.m, in the conference room.

Amenities and Events

Fall: Final Food Truck is scheduled for October 23, 2025, Fall Yard Sale Event is scheduled for November 1, 2025.

Homeowner Concerns & Miscellaneous Topics: NONE

Adjournment

Motion to adjourn was made by Rob Bridger as his last act of official Board Business. Jeffrey Levinson seconded the motion to adjourn the meeting at 6:52 p.m. and was unanimously approved. **The next meeting is scheduled for Thursday, October 9, 2025 @ 6:00 p.m.**

Key Topic Motion & Vote Index: The Trails Homeowners Association, Inc. Board of Directors Meeting — September 11, 2025

#	Agenda Topic	Motion Made By	Seconded By	Description / Notes	Vote Result
1	Approval of Prior Minutes	Phil Rikas	Jeffrey Levinson (initial) <i>Amended by</i> Jeffrey Levinson <i>Seconded by</i> Rob Bridger	Approval of the August 14, 2025, Board meeting minutes with corrections (correcting recorded votes on the No Smoking pool sign motion)	Approved 8/0 Unanimous
2	Adjournment of Meeting	Rob Bridger	Jeffrey Levinson	Motion to adjourn the September 11, 2025, meeting	Approved Unanimous

Additional Notable Items (No Motions Taken)

These items were **discussed or reported on**, but **no formal motions or votes occurred**:

- **Treasurer's Report:**
 - July 31, 2025, balance: \$1,576,115.00
 - Alliance Collections YTD: \$22,113.39
 - Lifetime Collections: \$277,667.58
 - Audit Engagement signed with Martin and Associates
 - 2025: Audit \$5,300 / Tax Return \$600
 - 2026: Audit \$5,400 / Tax Return \$600
- **Manager's Report:**
 - Weekly reports are emailed Fridays.
 - Monthly RealManage Manager & Financial Reports expected ~Sept 20
- **FFF Committee:**
 - LED lighting installed
 - EV charging stations exploration **is tabled** due to long charging times.
 - Pool resurfacing bids received (Blue Water Pools & EMI/Vermana), seeking 3rd bid.
- **Newspaper Committee:**
 - Newsletter expected ~September 19 with election notice.
- **Landscape Committee:**
 - Verbal update only; next meeting October 2, 2025 @ 3:00 p.m.
- **Amenities/Events Committee:**
 - Food Truck: October 23, 2025
 - Fall Yard Sale: November 1, 2025
- **Homeowner Concerns:**
 - None raised