

The Trails Homeowners Association, Inc.
Board of Directors Meeting
March 13, 2025
6:00 PM
MINUTES

The Board of Directors for The Trails Homeowners Association, Inc., held a regular meeting on Thursday, March 13, 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 5:58 p.m. by Kathleen Grabow. Rob Bridger called the roll, noting that 6 of 9 directors were present at the start of the meeting creating a quorum.

Attendance Board of Directors: Kathleen Grabow, Rob Bridger, Lourdes McLean, Jeffrey Levinson, Phil Rikas and Dann Dragone were present.

Chuck Harris, Dan Gowen, and Heather O'Neill were absent.

Brandie Hayes was present for Real Manage Family of Brands.

1 homeowner was present in the audience.

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

Minutes

Lourdes McLean motioned to approve the minutes of February 13, 2025, Board meeting, with Jeffrey Levinson motioning the second. The motion to approve was unanimous.

- ☐ Discussion on whether members read pre-meeting packets.
- ☐ Motion made and seconded to approve February 13th meeting minutes.
- ☐ Minutes approved unanimously.

Treasurers Report

Brandie Hayes reported in the Treasurers' absence.

January financials:

- Operating fund: \$1.2 million
 - Reserves: \$327,000
 - Total: \$1.5 million (Reported for end of January)
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- ☐ February financials are expected by March 20th.
 - ☐ Explanation of accrual accounting vs. cash accounting.
 - ☐ Alliance Collections report for the month of February 2025
 - \$1414.42 collected, 1 File was closed.
 - YTD collection amounts to \$5,288.46
 - Lifetime collection paid to Trails HOA \$260,842.65

Encouragement for board members to attend “Demystifying Financials” online class to better understand the principals of accrual accounting.

☐ Discussion on upcoming CD (Certificate of Deposit) investment options.

- Potential to move funds for better interest rates.
- A decision is expected at the next meeting.

Real-time bank balances are available through the Board/Management Portal accessible to all Board Members

Manager’s Report

- Updates provided in the weekly manager’s report through email every Friday.
- Details Real-time financial data accessible via the online portal.
- Details Discussion on violations and enforcement updates.
- Details Communication efforts with homeowners regarding trials, finances, and compliance.

5. Community Projects and Maintenance

- **Bike Path & Front Entrance Sign:**
 - Proposals expected for improvement costs.
 - Architectural plans and city permissions processes are being researched.
- **Pool Renovation:**
 - Recommend a schedule for next year to avoid summer closures.
- **Fountains & Electrical Repairs:**
 - Need to elevate electrical meters for lake fountains due to flooding.
 - Lock installation to prevent unauthorized operation.
 - Waiting on Florida Power & Light to restore service.

6. Newspaper Committee Report

- All articles and photos submitted on time.
- Printing delays were a concern due to the unexpected passing of the printer.
- Alternative printing solutions explored.
- Newspaper scheduled for delivery by the last week of March. Using our vendor Associated Printing

7. Landscape Report

- **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 scheduled for early April.
- **Sod Assessment:** Evaluating areas needing replacement.

8. Amenities and Events

- **Upcoming Events:**
 - March 27: Food Truck Event
 - April 26: Community Yard Sale
 - 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:**
 - Complaints about cyclists not announcing their presence.
 - Discussion on adding bike path etiquette to the next newsletter.
- **Electrical Issues:**
 - Streetlight maintenance problems with FPL.
 - Encouragement for homeowners to report outages.
- Center Island on Ridge Trail needs addressed as the mulch and ground has deep divots from trucks driving over it.

10. Adjournment

- The motion to adjourn by Lourdes McLean made and seconded by Jeffrey Levinson was unanimously approved.
- Meeting adjourned at 6:40 PM. With the next meeting scheduled for Thursday April 10, 2025 @ 6:00 p.m.

Key Take aways:

- ✓ Finances: Stable with \$1.5 million reported but under accrual accounting.
- ✓ CD Investment: Board to decide next month on investing reserve funds.
- ✓ Bike Path & Entrance Sign: Awaiting proposals and city approval.
- ✓ Newspaper Printing: On track despite setbacks.
- ✓ Fountain Issues: Raised electrical meters and secured enclosures required.
- ✓ Landscape Updates: Mulching and tree replacement planned.
- ✓ Community Events: Food trucks, yard sales, and movie nights scheduled.
- ✓ Safety Concerns: Addressing bike path etiquette in the next newsletter.