

TRAILS WEST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 20, 2020

7:00 PM – Trails West Clubhouse

190 Shady Branch Trail Deland, Florida 32724

Establish Quorum & Call to Order – W. Thomas Rose, President; Lamar Peterson, Treasurer; Judith Bruce, Secretary; and Directors Gary Aalbregste, Ann Blake, Loretta Tillman, Ernie Peterson, Maxine House & Darryl Sams were all present. Those present constituted a quorum. Christopher Ersson, Licensed Community Association Manager and Jynell Martz, Assistant Division Manager of Volusia County Division of Sentry Management were present. Tom called the meeting to order at 7:00pm sharply and roll call was conducted by the Secretary of the Board.

President's Opening Comments:

Introduction of Christopher Ersson, LCAM of Sentry Management. Christopher will be taking over as our new Master Community Association Manager. He is properly licensed with the State of Florida and has many years' experience. A hand out is available for further information about Christopher and his contact information.

Approval of Previous Meeting Minutes:

- Lamar Peterson mad a **motion** to approved the minutes from the September 16, 2019 meeting. **Seconded** by Darryl Sams. All were in favor – **motion carries**.
- Maxine House mad a **motion** to approved the minutes from the November 18, 2019 meeting. **Seconded** by Lamar Peterson. All were in favor – **motion carries**.

Manager's Report:

- Provided in boards packet and was reviewed and read aloud.

Treasurer's Report:

- None at this time. Year end financials to be produced later in the month, post this meeting.

Continuing Business:

- Tree trimming should have been done by Larry Blackwell. Committee will conduct a ride along to identify which trees need trimmed and will report back at the next meeting.
- Reserving the use of the clubhouse is to be done through the website www.twhoa.com and any questions can be fielded through Judith Bruce or Christopher Ersson via. e-mail.
- Volusia Shed needs to be contact about mulching for 2020. Christopher placed this as an action item and will get in touch with them.
- Deposit check for the pool is in process and the surveyor still needs to be confirmed. *Christopher Ersson & Tom Rose will follow up on these two items in the coming days.*

New Business:

- Marlene Kirian of South Milhausen, PA was introduced and a handout about her firm and her background was distributed to all board directors. An open discussion and Q&A session were held. It was determined that that motions from the floor for the board of directors is not necessary because an intent to run form was mailed with a deadline due date of interest. This year we have five vacancies and exactly five persons interested. Therefore, an election will not have to be held.

Committee Reports:

Security: chair spoke in length about what has been done over the past several months as far as surveillance upgrades. It was also mention about the trespassers and access through the gate which will eventually be replaced to not allow a human's hand to slip thought the entry gate and release the lock. Christopher will be getting some training on the system in the near future. The Sherriff's office has still yet to connect to the Trails West security surveillance system. A felon was caught in one of the sub associations and was arrested and taken into custody for multiple out of state arrest warrants.

Clubhouse/Social: chair spoke about how the x-mas party was a great turnout and food was good and the turnout was good. Upcoming activities are as follows: a Fraud Presentation is to be scheduled in April/May sometime; Craft Day is scheduled for February 4th; St. Augustine Day Trip is set for February 7th; Bridge Club meets on Monday's from 1pm to 3pm; St. Patrick's Day event will be held on the 14th of March. More details to come.

Grounds: chair spoke of the need to still trim the trees and order mulch for the beds – comments above under old business.

For the Good of the Order: (owners allotted 3 minutes to address the board of directors if signed up on sign in roster)

- The president from Lake Mimi spoke about a hug water problem in that sub-association at length. This has been tabled to the next meeting in March for further discussion and possible action. A member of the community came in and asked to speak with the manager and a board director privately about an issued.

Next Meeting Date:

- February 17, 2020 at 7:00 pm is the Annual Membership Meeting

Adjournment:

- **Motion by** *Lamar Peterson to adjourn the meeting at 8:20 PM. Darryl Sams **seconded** the motion, and the meeting was adjourned unanimously.*

Prepared by Christopher Ersson, LCAM