

TRAILS WEST HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

November 11, 2020

7:00 PM – Trails West Clubhouse

190 Shady Branch Trail Deland, Florida 32724

The Trails West Homeowners Associations conducted its Annual Membership Meeting and present were W. Thomas Rose, President; Lamar Peterson, Vice President; Judith Bruce, Secretary; Maxine House, Assistant Secretary; Gary Aalbregate Treasurer; William Clark, Director and Margaret Oden, Director. Absent was Calvin Schantz, Director. Christopher Ersson, Licensed Community Association Manager of Sentry Management was present. Tom called the meeting to order at 7:03pm. Roll call was conducted by the Secretary of the Board and those present constituted a quorum for the board of directors.

Roll Call:

- Conducted and all seven directors are present for the 2020 organizational meeting

Quorum Verification:

- Verification completed and all seven out of the directors were in attendance

Appointment

- **Motion** made by Judith Bruce to appoint Ernie Peterson to the vacated director position. **Seconded** by Margaret Oden. All were in favor. Motion carries unanimously

Approval of Previous Annual Meeting Minutes:

- **Motion** made by Lamar Peterson to accept the minutes as drafted for the February 2020 Annual membership meeting. **Seconded** by Gary Aalbregate. All were in favor. Motion carries unanimously.
- **Motion** made by Lamar Peterson to accept the minutes as drafted for the February 2020 Organization meeting. **Seconded** by Margaret Oden. All were in favor. Motion carrier unanimously

Quorum Verification:

- No quorum (only 50 in person or by proxy)

President's Opening Comments:

- Expressed many thanks to Randy Gibson, Security Chairman for all he has done this past year and getting our security camera license plate reading system connected to the Volusia County Sheriff's Department

Manager's Report:

- Maintenance:
 - Routine maintenance being done under the direction of the President.
 - Pool – potential problems coming due to prior flooding from prior years related to hurricanes/flooding
 - Compliance – trying to improve the look of the neighborhood
 - Tow Tech LLC – on street parked vehicles continuing to be towed from 11:00 PM to 7:00 AM

- Projects:
 - Landscaping of all Community Garden Islands – still on going
 - Pool Fence Replacement – completed
 - Office Remodel at Front Entrance – completed
 - Playground Remodel at Clubhouse – completed
 - Community Dock Rehabilitation @ Sandy Bluff Trail – still on going
 - Cement Curbing Repairs – completed
 - Shuffleboard Rehabilitation – completed

Committee Reports:

Security

- License plate readers enabled and new alarm installed up at the office

Compliance

- Asked by the VP that violations resume slowly and to target one item at a time

Clubhouse

- Closed until January 2021 for reconsideration at that time

Social

- Paused until 2021 for reconsideration due to the COVID-19 pandemic

Grounds

- Landscape work ongoing under the direction of the President and Manager

Election of Inspectors:

- None needed due to lack of quorum.

Election of Directors:

- Four positions opened due to term expirations, four candidates submitted, no nominations from the floor therefore the five candidates that submitted shall be inevitably designated to the board of directors. These five candidates are: Judith Bruce, Lamar Peterson, Gary Aalbrege and Maxine House. They will each serve a two-year term on the board of directors to expire at the 2023 annual meeting for the fiscal year of 2022

Prepared by Christopher Ersson, LCAM

Unfinished Business:

- Limit Proxy – collected some at the meeting and we need a lot more to pass the proposed amendment change before the membership

New Business:

- Reserve Study – received and a committee shall be appointed, encourage all directors to review it toughly
- Landscaping Rehabilitation – ongoing work one section a week and rain delays have been an issue

For the Good of the Order:

- Allowing three minutes for owners to speak to the board of directors.

Next Meeting Date:

- Annual Budget Meeting November 19, 2020 @ 10:00 AM

Adjournment:

- There being no further business before the board of directors a **motion** by Maxine House to adjourn the meeting at 7:50 PM. Gary Aalbregate **seconded** the motion, and the meeting was adjourned unanimously

Respectfully submitted:

Judy Bruce

Trails West Homeowners Association, Inc.
Secretary of the Board

Prepared by Christopher Ersson, LCAM