

TRAILS WEST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 22, 2021

7:00 PM – Trails West Clubhouse

190 Shady Branch Trail Deland, Florida 32724

Establish Quorum & Call to Order – W. Thomas Rose, President; Lamar Peterson, Vice President; Judith Bruce, Secretary; Gary Aalbregste, Treasurer; Maxine House, Assistant Secretary and directors Calvin Schantz, Margaret Oden & Ernie Peterson were all present. Absent was William Clark. Those present constituted a quorum. Christopher Ersson, Licensed Community Association Manager of the Volusia County Division of Sentry Management, Inc. was 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:

- Our focus this evening is to concentrate on the updating of the Rules and Regulations. In addition to that we are introducing a Architectural Review Committee design and guidelines handbook. Once approved these documents will be recorded with the County of Volusia and shall be enforced.

Approval of Previous Meeting Minutes:

- **Motion** made by Lamar Peterson to approve the agenda as presented. **Seconded** by Gary Aalbregate and all were in favor.
- Gary Aalbregate a **motion** to approved the minutes from the September 21, 2020 Board of Directors meeting. **Seconded** by Maxine House. All were in favor – **motion carries**.
- Gary Aalbregate a **motion** to approved the minutes from the November 11, 2020 Board's Organizational meeting. **Seconded** by Maxine House. All were in favor – **motion carries**.

Treasurer's Report:

- Gary Aalbregate, Treasurer made a **motion** to approved the financial reports provided in this meetings packet from March through May 2020. **Seconded** by Calvin Schantz. All were in favor – **motion carries**.

Manager's Report: report sent to all directors electronical though e-mail due to the COVID-19 pandemic on a weekly or bi-weekly basis

Committee Reports:

ARC: introduction of a new design and guidelines handbook to be introduced for approval and distribution

Security: community is now being patrolled by a local State Trooper on a random basis

Clubhouse: shall remain closed though the summer season and then we will revisit opening it back up for rent

Social: outdoor events acceptable however, indoor ones are not at this time due to the COVID-19 pandemic

Grounds: landscaping upgrades continuing to be completed throughout the community

Pool: nothing new to report at this time other than we seriously need to consider changing vendors

Governing Documents: two set of documents to be reviewed this evening for consideration and approval for membership distribution

Website: minutes/agendas have been uploaded for all to see and new photos were uploaded as well

Newsletter: publication due to be mailed sometime soon

Continuing Business:

- Annual fire equipment inspection conducted and all went well.
- New motor for the pond is on order and will be installed sometime soon.

New Business:

- Rules and Regulations update for 2021 discussed and reviewed by all in attendance as a group effort.
 - **Motion** made by Gary Aalbregate to approve the revised ***Rules and Regulations update for 2021*** as presented. **Seconded** by Calvin Schantz. All were unanimously in favor. Motion passes and distribution to membership to be completed in accordance with Florida State Statues.
- ARC Design and Guidelines Handbook introduced by the ARC chair for a group discussion, review and approval.
 - **Motion** made by Lamar Peterson to approve the new ***ARC Design Standards and Guidelines*** as presented. **Seconded** by Judith Bruce. All were unanimously in favor. Motion passes and distribution to membership to be completed in accordance with Florida State Statues.
- Clubhouse Generator – discussion held about furnishing the clubhouse with a generator for use a place gather post a major natural disaster event when power is expected to be out for a long period of time. Exploratory committee put into place to bring options back to the Board for discussion and consideration. Calvin Schantz was appointed the Chairman.
- Heating of the Pool – discussion held about heating the pool since it is the community’s largest amenity aside from the clubhouse. Exploratory committee appointed and more information to come at a later meeting.

For the Good of the Order: none

Next Meeting Date:

- March 15, 2021 @ 7:00 PM
- April meeting canceled – Happy Easter everyone.

Adjournment: motion made by Calvin Schantz to adjourn the meeting at 9:26 PM. Margaret Oden seconded the motion, and the meeting was adjourned unanimously.

Prepared by Christopher Ersson, LCAM