

TRAILS WEST HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

March 15, 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 and 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 7:03pm and roll call was conducted confirming an established quorum of the Board of Directors. A significant number of homeowners were in attendance.

President's Opening Comments:

- Our focus this evening is to concentrate on the approval of the recently distributed Rules and Regulations. In addition to that we are here to approve the new Architectural Review Committee Design Standards and Guidelines Handbook. Once approved these documents will be recorded with the County of Volusia, posted on www.TWHOA.com and shall be enforced.

Approval of Agenda & Previous Meeting Minutes:

- **Motion** made by Maxine House to approve the agenda as presented. **Seconded** by Lamar Peterson and all were in favor.
- Gary Aalbregate a **motion** to approved the minutes from the February 22, 2021 Board of Directors meeting. **Seconded** by Margaret Oden. All were in favor – **motion carries**.

Treasurer's Report:

- Margaret Oden made a **motion** to approve the financial reports provided in this meetings packet for the month of February 2021. **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 – seeking approval of the new design standards and guidelines handbook this evening, one application pending and one received today.

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

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

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. A week's credit was granted.

Security – verbal report provided; highlights are as follows:

- License plate readers are connected to the VCSO crime prevention center.

- LED lighting at clubhouse has been completed (Dept. of Roads and Bridges working on possibly doing more)
- Florida Highway Patrol – officer rounding periodically in the evening hours.
- Pit Bull attack at the pool within the gates occurred recently due to a trespasser.
- Bushhogging at the rear of the clubhouse has been completed to force the trespassers to move away.
- Several areas we found drug paraphernalia and syringes in the wooded areas which have since been bushhogged and cleaned up.
- Golf carts have been reported making entry to Trails West from other neighboring communities – investigation on going at this time.
- Recently a driver entered the rear of the community at a high rate of speed and ended up crashing up into a neighbor’s property and hitting a tree. The driver of the vehicle was taken away by ambulance, the driver’s condition is still unknown at this time.
- Mesa Trail had four overdoses and one death occurred. Area has since been bushhogged and cleared and will be maintained.
- First call 911 to report anything and then please call the community security committee on 386-259-0325.

Governing Documents: two set of documents to be reviewed this evening for approval.

Website: minutes and agendas have been uploaded for all to see.

Newsletter: publication mailed recently to all the membership.

Continuing Business:

- Rules and Regulations update for 2021 discussed and reviewed by all in attendance as a group effort.
 - **Motion** made by Maxine House to approve the revised ***Rules and Regulations update for 2021*** as presented and have then recorded with the County of Volusia by the association’s attorney. **Seconded** by Gary Aalbregate. 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 final discussion and approval.
 - **Motion** made by Lamar Peterson to approve the new ***ARC Design Standards and Guidelines*** as presented and have then recorded with the County of Volusia by the association’s attorney. **Seconded** by Lamar Peterson. All were unanimously in favor. Motion passes and distribution to membership to be completed in accordance with Florida State Statues.

New Business – none.

For the Good of the Order: discussion held about the anonymous letter the was sent out community wide. A response to that was sent to all owners and put on the website for all to read. All felt that two-page response satisfied everyone’s questions.

Next Meeting Date:

- April meeting has been canceled – Happy Easter everyone!
- May 17, 2021 @ 7:00 PM

Adjournment: motion made by Lamar Peterson to adjourn the meeting at 8:51 PM. Maxine House seconded the motion, and the meeting was adjourned unanimously.

Prepared by Christopher Ersson, LCAM