

# TRAILS WEST HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

May 17, 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 (present by phone) and directors Calvin Schantz, Margaret Oden. Those present constituted a quorum. Tiffany Smith, Licensed Community Association Manager of the Volusia County Division of Sentry Management, Inc. was present. Tom called the meeting to order at 7:00pm and roll call was conducted confirming an established quorum of the Board of Directors. There was 1 homeowner in attendance.

### **President's Opening Comments:**

- The main focus of this meeting is to discuss the ongoing projects and the upcoming projects including, road paving and Tree Trimming. We will also be discussing opening the clubhouse back up for rentals.

### **Approval of Agenda & Previous Meeting Minutes:**

- **Motion** made by Lamar Peterson to approve the agenda as presented. **Seconded** by Calvin Schantz and all were in favor.
- Lamar Peterson made a **motion** to approve the minutes from the March 15, 2021 Board of Directors meeting. **Seconded** by Calvin Schantz. 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 May 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** – There are currently 2 outstanding applications.

**Social** – Clubhouse is opening back up June 1<sup>st</sup> for clubs.

**Clubhouse** – Clubhouse is opening up June 1<sup>st</sup> for reservations.

**Grounds** – Several Projects are scheduled. McMasters is behind so they will be completed when time permits.

**Security – Motion** made by Lamar Peterson to discontinue the off duty patrolling in order to save the association money. The motion was seconded by Judith Bruce. All were in favor- **motion carries**

**Governing Documents:** The documents have been signed and sent to the attorney for recording.

**Website:** Judith is going to put out the word about the clubhouse.

### **New Business**

- **Roads-** Gary Aalbrete is going to start getting proposals for the road work.
- **Tree Trimming-** Larry Blackwelder tree service has changed their prices to \$2400.00 per day for tree trimming. Tom would like to continue using Larry Blackwelder at least through hurricane season. Then different prices will be explored.
- **Pool- Solar System-** Calvin obtained quotes for installing solar. The price would be around \$20,600.00

### **Next Meeting Date:**

- The next meeting date will be determined as needed.

**Adjournment:** motion made by Gary Aalbrete to adjourn the meeting at 7:46 PM. Calvin Schantz seconded the motion, and the meeting was adjourned unanimously.

*Prepared by* Christopher Ersson, LCAM