

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
6/20/2022 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

Attendees: Geoff Birnie, President
Lamar Peterson, Vice President
Maxine House, Secretary
Meryl Baker, Treasurer
Margaret Oden, Director
Bruce Erikson, Director
Ernest Peterson, Director
David Solar, Director – Absent
Matt Wimer, Director
Tiffany Smith, LCAM
Melissa Cooper, Community Representative

Geoff Birnie called the meeting to order at 7:01pm

Treasurer's Report: Meryl reported that financials look very well this month. Reviewed arrears and TWLM lot balance.

Approval of the Meeting Minutes: Geoff motioned, Maxine seconded, to approve the minutes of the 5/16/2022 meeting as written. Motion passed unanimously

Committee Reports/Architectural Review:

Architectural Review- Geoff reported that there are no ARC requests currently outstanding. Owner stated that the county permitting issue with their fence has not been resolved.

Grounds- Bruce reported that he has still not been able to meet with Lake Doctors regarding the retention pond areas. Lamar reported that the tree trimming and removal as well as the front irrigation inspection had been completed. Owner stated that the common area between 2 houses was not being maintained; Lamar will follow up with McMasters and report back.

Security- Geoff reported that the clubhouse and pool alarm systems had recently been rewired due to malfunction. There are still issues with the pool alarm going off intermittently, and he is working with Security Pros on resolution. Geoff reminded owners that the pool alarm is armed between 10:30 PM and 6:30 AM every day. The security cameras are now functioning properly in the back of the neighborhood and the system is also back online with VCSO.

Social & Events- Margie reported on the success of the Memorial Day cookout and thanked everyone who volunteered and attended the event. She passed out the Trailblazers Activities handout and will work with Jan on getting it published in the next newsletter. Margie thanked Sandy

for the outstanding signage about meetings, events, etc.

Clubhouse- Geoff reported that the clubhouse reservation process is running smoothly. Geoff reported that he is going to get with Volusia Home Improvements for restocking responsibility and reported that kitchen side AC is not currently cooling.

Management Report: Tiffany Smith reported on May's Managers Report

Unfinished Business:

- **Community Sign Repair/Replacement** – Geoff reviewed proposal from Jeff Bermudez for cleaning/ repair/ replacement of the signage. **Geoff motioned to approve up to \$2,650.00, Lamar seconded. Motion passed unanimously.**
- **Safe Deposit Box** – Geoff reported that his address is now listed on Sunbiz, which was a necessary step in the process to the HOA gaining access to their safe deposit box. William Thomas Rose has been replaced as President of the Trails West Homeowners Association by Geoffrey William Birnie. Luellen Ransbottom no longer has a relationship with the Trails West Homeowners Association, and Sentry Management is now handling those responsibilities for the association. **Lamar motioned to have William Thomas Rose and Luellen Ransbottom officially removed from their prior relationship with the Trails West Homeowners Association, Maxine seconded; motion passed unanimously.**
- **Drainage Maps** – Geoff reported that he was onsite today before the meeting for Board members to review the first draft of the new drainage maps and offer any suggested revisions. Geoff thanked the owners who created these maps for the HOA.
- **Reserve Study** – **Geoff motioned to table this discussion until July's meeting, Lamar seconded; motion passed unanimously.**
- **Violation Policy** – Geoff reviewed the standard violation guidelines provided by Sentry Management. The Board approved to use this list to start with for the violation letters being sent by Sentry Management.
- **HOA Rules & Regulations Reminder Letter** – The Board reviewed the Eblast example provided in the Board packet and agreed to pursue this was a viable method to get these reminders out to the community. There will be instructions published in the next newsletter advising owners how to opt in for Eblast communication. There was a suggestion to leave 15 hard copies of any future Eblasts at the clubhouse.

5/16 Owners Forum Follow up- Community Dock – Meryl advised that per Declaration for Villas of Lake Mamie – no access permitted to Lake Mamie from anyone outside Lake Mamie owners. Geoff tabled for further review/discussion. Article I of the Declaration of Covenants and Restrictions of Villas of Lake Mamie states that “the ownership, use, control, and regulations of Unit 8B common areas, shall be governed by this Declaration.” The Trails West, Phase II, Unit VIII B (8B) plat shows the common area, including lake area that are addressed by the aforementioned document.

New Business

- **Fountain and Waterfall** – Geoff reported that the fountain and waterfall at the clubhouse retention area are not operational currently. The Board reviewed the repair/replacement proposals that Ernie and Geoff received from potential vendors. **Geoff motioned to approve the Volusia Home Improvement proposal for \$1,360 to get the waterfall operational**

again, Bruce seconded; motion passed unanimously.

- **Island Landscaping and Irrigation** – Meryl reported that TWHOA receives approximately 28 water bills each month from the City of DeLand each assumed to be tied to a meter whose locations at this time are unknown. The water bill that describes the Clubhouse as the location is approximately \$300 per month which represents almost a third of all the water bills combined. The total water bill for all common areas is approximately \$1000 per month. Meryl also stated that the irrigation system in the Estate Section, with the exception of a few cul-de-sac islands, is not operating and has been in that condition for quite some time.
- **2021 Financial Reporting** – Meryl stated that Sentry has advised the board that the financial report notices are being sent out. Tiffany advised that mail is delayed by two weeks but postcards were mailed 6/15/2022.
- **Responding to Member Inquiries** – Tiffany reported how she notates homeowner inquiries.

Owners Forum: Owner stated concerns about the islands and irrigation on English Brick Trail. Owner stated concerns about neighbors clear cutting common area landscaping.

Adjournment: Geoff motioned; Lamar seconded, to adjourn the meeting at 8:36 p.m. Motion passed unanimously.