

**Trails West Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**10/17/2022 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  
Margaret Oden, Director  
Bruce Erikson, Director  
Ernest Peterson, Director  
David Solar, Director  
Matt Wimer, Director  
Tiffany Smith, LCAM – Sentry Management

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

Tyler Nelson with C&C Paving came to speak about the road repaving process.

**Treasurer's Report:** Treasurer's Report – Matt Wimer reported on the current financials.

**Approval of the Meeting Minutes:** Geoff motioned, Lamar seconded, to approve the minutes of the 9/26/22 meeting as written. Motion passed unanimously.

**Committee Reports**

**Architectural Review-** Geoff reported everything is up to date as of current.

**Grounds-** Lamar reported on the grounds committee. With the hurricane there has been a lot going on. Two large trees fell during storm, Larry Blackwelder removed the trees along with another one that was split with a homeowner. The community fared pretty well with Hurricane Ian, everything is cleaned up that needs to be cleaned up. Geoff gave a recap of the Storm Response. He thanked management for the quick response and availability. McMasters did clean up at \$50.00/ hour almost immediately after the storm. A lot of water had to be pumped out, there was a lot of flooding in the pool house, tennis courts and surroundings.

Bruce updated on the status of the lake management company Edenfield Corp. He will be meeting with him next week to discuss the condition of the lake and pumps.

**Security-** Security Systems have been down since the storms, they are now back up and running, Spectrum replaced the modem. Geoff investigated the LPR cameras that were recommended by Volusia County Sheriff. That is \$4800/year. That includes 1 camera at each entrance. The association

would not own the cameras, equipment, or technology. The County would own it all. **Dave Solar motioned to approve the LPR Cameras. Lamar Seconded and it was unanimously approved.**

**Social & Events-** Margie reported on the social committee events. She spoke about the Christmas party/ holiday party. That is scheduled for 12/11 3-5pm. Yard sale is on 10/22 8am-2pm.

**Management Report:** Tiffany Smith provided the August Managers Report.

#### **Unfinished Business:**

- **Clubhouse Roof** – The roof replacement process has started, currently in the permitting stage. Management has filed for the NOC. The shingle color will be Burnt Sienna.
- **Pool Deck Repairs** – There were a few companies that provided quotes for the pool deck repairs. Geoff would like them to come back out since the storm did cause more damage.

#### **New Business**

- **Storm Response:** This was discussed during the grounds committee report. A homeowner asked about underground power lines.
- **Tennis Court Restoration** – The tennis courts were underwater for several days after the hurricane. A resident has volunteered to have contractors come out and provide quotes on the resurfacing.
- **Playground Repairs-** Geoff received proposals for the playground repairs. The quote was for \$2160.00. 90 cents a square. Geoff also received proposals for repainting the clubhouse deck, and soft washing all of the sport courts.

**Owners Forum:** Mr. Buchanan asked about possibly purchasing the area adjacent to his home. Geoff is going to look into it further and report back.

Jeff Johnson asked about the steps that are being taken regarding the rooster. Another homeowner asked about McMasters blowing leaves into the islands.

**Adjournment:** Geoff motioned; Matt seconded, to adjourn the meeting at 8:28 p.m. Motion passed unanimously.