

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS BUDGET MEETING
1/17/2023 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

Attendees: Geoff Birnie, President - Absent
Lamar Peterson, Vice President
Kelly Kirchensteiner, Secretary
Margaret Oden, Director
Bruce Erikson, Director
Ernest Peterson, Director
David Solar, Director
Matt Wimer, Director
Donald Podsiadlo, Director
Tiffany Smith, LCAM – Sentry Management

Lamar Peterson called the meeting to order at 7:01 pm

Financial: Matt Wimer gave an update on the financials

Approval of Meeting Minutes: 10/17/22 & 11/21/22- Matt Wimer motioned to approve the minutes from October and November meetings. Dave Solar seconded the motion and it was unanimously approved.

Committee Reports:

- A. **Architectural Review-** There are only 2 open applications. One for a roof and one for new townhouse construction.
- B. **Grounds-** No open issues.
- C. **Security-** New tag reader cameras have been installed.
- D. **Social & Events-** Christmas Party was a success, some owners expressed concerns that a lot of board members were not present at the party. Lamar did apologize and expressed that December is a very busy month.
- E. **Clubhouse-** Reservations were very busy for the past few months.

Management Report- Management Report was given by Tiffany Smith

New Business

- **Clubhouse Roof-** Gullledge Roofing is ready to start as soon as permitting is complete. Sentry senior leadership is working with supervisors at the county to correct the issue with the NOC.
- **Road Reserves** – All new income coming in from the increase is being allocated to the road reserve line item. Once 2022 is closed out, the board can assess the funds and decide what to transfer over.
- **Pool Deck Repairs-** Margie Motioned to approve the proposal from PSC- The Paver Sealing Company. The motion was seconded by Dave Solar. The motion passed with 7 Board members approving and 1 objecting. Bruce Erikson opposed.
- **Electrical Inspections-** Ernie gave an update on the electrical inspections. They are waiting for the contractor to schedule the inspection.
- **Picnic Tables-** Jeff Bermudez gave a proposal of \$885.00 to repair/replace 5 tables. Lamar suggested that we utilize the 2 tables that are in good shape and move them by the grill and get rid of the 3 that are in bad shape.

Owners Forum:

Concerns were raised regarding the community dock, the budget, the fountain, the ponds and the islands.

Adjournment: Bruce motioned; Donald seconded, to adjourn the meeting at 8:33 p.m. Motion passed unanimously.