

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
2/21/2023 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

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

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

Financial: Matt Wimer gave an update on the financials.

Approval of Meeting Minutes: 1/17/23- Lamar motioned to approve the minutes from the January meeting. Geoff seconded the motion and it was unanimously approved.

Committee Reports:

- A. **Architectural Review-** Geoff motioned to appoint Bruce Erikson, Matt Wimer and Donald Podsiadlo to the ARC committee. The motion was seconded by Lamar and was unanimously approved.
- B. **Grounds-** A letter was received regarding a common area that is not being maintained, that is being handled. Proposals are being obtained by McMasters to revamp a few of the islands.
- C. **Security-** Randy Gibson and Tom Rose are both serving on the Security committee again. There have been several incidents in the pool and playground area that have been handled by Randy.
- D. **Social & Events-** Margie reported on the social committee events.

Management Report- Management Report was given by Tiffany Smith

Unfinished Business

- **Clubhouse Roof-** The roof replacement is scheduled to start March 1st.
- **Pool Deck Repairs** – This was approved at the last meeting. Ernie is working with the vendor to get this started.
- **Roads-** Bruce is working on getting recommendations on what roads should be done when.

New Business

- **Cut Bank Trail Townhomes-** A discussion was held regarding the request to build townhomes. Matt is going to meet with the owner to discuss the project before approval is given.
- **Pressure Washing-** After discussion the board has requested that the Miami curbing be removed from the proposal since they are still in good condition. Management will reach out to the vendor and get an updated proposal.
- **Islands-** McMasters is working on proposals to work on the islands. The board is going to focus on doing 3 islands at a time to get them all completed.
- **Pool Pump-** Geoff motioned to approve the proposal to replace the Seals and O-rings. The motion was seconded by Lamar and was unanimously approved.

Owners Forum:

Speed signs, Yard Sale,

Adjournment: Margie motioned; Donald seconded, to adjourn the meeting at 8:27 p.m. Motion passed unanimously.