

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

MEETING MINUTES

Attendees: Geoff Birnie, President
Lamar Peterson, Vice President- Not present
Kelly Kirchenstiner, Secretary
Matt Wimer, Treasurer
Margaret Oden, Director
Bruce Erikson, Director
David Solar, Director-
Ernest Peterson, Director- Not Present
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: 5/15/23- Geoff motioned to approve the minutes from the May meeting. Kelly seconded the motion, and it was unanimously approved.

Committee Reports:

- A. **Architectural Review-** Bruce gave a report of the monthly ARC Applications. Geoff motioned to approve the application for 3309 Buffalo trl. Bruce seconded the motion and it was unanimously approved.
- B. **Grounds/Pool-** Geoff gave an update on the grounds/ pool. The pool company has advised that they will not service the pool anymore as of August 1st. Bruce will get proposals for a new pool maintenance company. Bruce discussed waterproofing the pool house. Bruce motioned to approve up to \$7500.00 to waterproof the pump house. Geoff seconded the motion. The motion passed 7 to 1. Matt opposed.
- C. **Security-** Geoff gave a brief update on security.
- D. **Social & Events-** Margie gave a summary of the month's social events. The Memorial Day cookout had a great turn out and there are discussions on having a 4th of July cookout. Geoff motioned to approve a budget of \$400.00 for the purchase of a grill for the clubhouse. Bruce seconded the motion, and it was unanimously approved.
- E. **Clubhouse-** A summary of the clubhouse rentals was given.

Management Report- Management Report was given by Tiffany Smith.

Unfinished Business

- **Pool Deck Repairs:** Ernie gave an update on the pool deck repairs.
- **Clubhouse Deck Staining:** Clubhouse deck staining has been completed. Management is waiting for vendor to complete registration and then the invoice will be paid.
- **Islands:** The progress on the island enhancements was discussed. We are waiting for tree removal proposals.
- **Clubhouse Pond:** Matt discussed the proposals for the aerators in the pond. This will help with algae blooms. Geoff motioned to approve the quote from Jeff Bermudez for \$2,665.00. The motion was seconded by Dave and was unanimously approved.

Adjournment: Bruce motioned; Geoff seconded, to adjourn the meeting at 8:37 p.m. Motion passed unanimously.