

**Trails West Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**8/21/2023 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- Not Present  
Matt Wimer, Treasurer  
Margaret Oden, Director- Not Present  
Bruce Erikson, Director  
David Solar, Director- Not Present  
Ernest Peterson, Director  
Donald Podsiadlo, Director  
Tiffany Smith, LCAM – Sentry Management

Geoff Birnie called the meeting to order at 7:00 pm

**Financial:** Matt Wimer gave an update on the financials. Arrearages were discussed. Management will follow up with Sentry's delinquency department to be sure these accounts are being followed through with.

**Approval of Meeting Minutes: 7/17/23-** Geoff motioned to approve the minutes from the July meeting. Lamar seconded the motion, and it was unanimously approved.

**Committee Reports:**

- A. **Architectural Review-** Bruce gave a report of the monthly ARC Applications. He advised that there was an application submitted for a shed that was outside of the regulations. He met with the owner and they came to an agreement for a shed that would be acceptable.
- B. **Grounds/Pool-** Lamar gave an update on the grounds. He advised there were areas that were being neglected. He met with McMasters to go over these areas.
- C. **Security-** Geoff gave a brief update on security. There was an accident at the front entrance but everyone was ok.
- D. **Social & Events-** Margie was not present. Sandy advised that game night was starting as of 8/22. Everyone can bring cards, board games, etc.
- E. **Clubhouse-** A summary of the clubhouse rentals was given.

**Management Report-** Management Report was given by Tiffany Smith.

**Unfinished Business**

- **Pump House Electrical:** Geoff motioned to approve the \$650.00 expense from Freedom Electric for repairs on the pool pump. The motion was seconded by Matt and was unanimously approved.
- **Pressure Washing:** Geoff motioned to approve the \$4500 expense from HPW for removal of the

Green moss. Matt seconded the motion and it was unanimously approved.

- **Pool Inspection:** Geoff motioned to approve the \$1,285.00 expense from Volusia Home Improvement for the new Chlorine and acid pumps on the pool. Matt seconded the motion and it was unanimously approved.
- **Misc. Approved project updates-** Bruce gave an update on the Mesquite trl, island project. He is waiting for Duke Energy to shut off the electricity to that island so that they can grind the stump. Bruce advised that the project should be done in September.  
Bruce gave an update on the pumphouse door project. The underground part of the project is complete. He is meeting with a welder to discuss the door installation.

### New Business

- **Stormwater:** Matt spoke about the issue with the stormwater drainage. Geoff proposed that Matt lead a committee to work on these issues. Bruce discussed the progress on the elevation study that was approved at the July meeting.
- **Sentry Management Contract-** Geoff discussed the renewal of the management contract. Geoff motioned to approve the renewal. Lamar seconded the motion. The motion passed with 4 board members in agreement and 2 opposed.

**Adjournment:** Geoff motioned; Lamar seconded, to adjourn the meeting at 8:12 p.m. Motion passed unanimously.