

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
10/21/2024 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

Attendees: Geoff Birnie, President
Gary Aalbregste, Vice President- Not Present
Kelly Kirchenstiner, Secretary
Matt Wimer, Treasurer
Jeffrey Johnston, Director
Roseann Hudson, Director
David Solar, Director
John Lauterbach, Director
Tiffany Smith, LCAM – Sentry Management

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

Financial: Matt Wimer presented the financials.

Approval of Meeting Minutes: August 19, 2024- Geoff Birnie motioned to approve the minutes from the August meeting. Kelly Kirchenstiner seconded the motion, and it was unanimously approved.

Committee Reports:

- A. **Architectural Review-** There are no outstanding applications.
- B. **Grounds/Pool-** Geoff Birnie gave an update on the storm clean up and the pumping of water to prevent flooding.
- C. **Security-** Equipment was down, but repairs have been made and it is back up and running.
- D. **Social & Events-** Roseann Hudson gave a report on this months social activities. The November calendar was provided, and events will be added to the community calendar on the website.
- E. **Clubhouse-** Nothing to report
- F. **Roads-** Proposal was provided for several repairs. Geoff Birnie motioned to approve the proposal pending receiving a map of the repair areas. Jeff Johnston seconded the motion and it was unanimously approved.

Unfinished Business:

- a) **Budget Discussion:** Matt Wimer motioned to approve the draft budget for mailing. John Lauterbach seconded the motion and it was unanimously approved.

New Business:

- a) **Storm Clean up:** Geoff Birnie motioned to approve up to \$20,000.00 for hurricane cleanup. John Lauterbach seconded the motion and it was unanimously approved.

Adjournment: Geoff Birnie motioned; John Lauterbach seconded, to adjourn the meeting at 7:54 p.m. Motion passed unanimously.

"Pursuant to the provisions of Section 468.4335, Florida Statutes, requiring disclosure of any interest that might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of entities that offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc., or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program, or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary."