

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
1/21/25 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

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

Geoff Birnie called the meeting to order at 7:03 pm

Financial: Tiffany Smith presented the financials.

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

Committee Reports:

- A. Architectural Review-** John Lauterbach will continue to chair the ARC. Matt Wimer and Kelly Kirchenstiner will serve on the committee.
- B. Grounds/Pool-** Matt Wimer will continue to chair the Grounds Committee. Geoff Birnie and Jeff Johnston will also serve on the committee.
- C. Security-** Geoff Birnie will continue to chair the security committee. Tom Rose will continue to help out.
- D. Social & Events-** Kelly Kirchenstiner and Roseann Hudson will continue to Co- chair the Social and Events committee.
- E. Clubhouse-** Geoff Birnie will continue to chair the clubhouse. Sharon Birnie will continue to coordinate key pickup for reservations.
- F. Roads-** Dave Solar will continue to chair the Roads committee. Geoff Birnie and Jeff Johnston will serve on the committee as well.

New Business:

- a) Pressure Washing Proposal:** This is being tabled until an itemized proposal is received.
- b) Street sign repair/replacement:** The grounds committee is working on proposals for a widespread street sign replacement project.
- c) Board Member Appointment-** Kelly motioned to appoint Pete DiMura to serve in the open board position. Geoff Birnie motioned to approve the appointment, Kelly 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/fidisclosures. 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."