

The Trails Property Owners' Association, Inc.

## MINUTES OF DECEMBER 6, 2023 BOARD MEETING

- I. Attendance:
  - a. Directors and Officers: Mark Ellison (D), Mary-Ellen Tyndall (S,T), Billy Tyndall (D, P), Cindy Pittman (D), Igor Zhukov (VP), Steve Moreau (D), Matt Wagoner (D)
  - b. Guests: Valerie Moreau, Lawrence Turner, Carol Howard, Carol Embrey, Rick Glover, Aubrey Fortner, Ryan Warsaw, Norm Price, Bob Miller, Kathy Miller, Clyde Johnson, Stephanie Leisher, Larry Smith, Cheryl Ellison, Larry Leisher, Claudete Leisher
  
- II. Called to Order at 1:07 pm: President Billy Tyndall  
The Trails POA Conduct of Meeting Policy was read by Billy, and copies were distributed to everyone present.
  
- III. Reading of Minutes of Sept. 22, 2023 Board Meeting by Secretary Mary-Ellen; no corrections and minutes were approved.
  
- IV. President's Report: Announcement of new directors (Steve and Matt) and new officers (Igor, Mary-Ellen, & Billy) Due to the hardships from Hurricane Idalia, the assessment letters will not be mailed to members until Dec. 15, and the beginning of the assessment period will be extended to Jan. 15, 2024 (instead of Jan. 1).
  
- V. Secretary's Report: The minutes of the September 22, 2023 Board meeting were read and approved.
  
- VI. Treasurer's Report: In August the balance was \$10,693.58. Then Hurricane Idalia came, and we paid GroundTek Landscaping \$8,500 for tree clearing on the roads, leaving a balance of \$2,193.58. From the emergency assessment of \$75/lot, we have received \$4,375.00 to date. We received \$1,000 from the tax sale of the Higgins property. The Mounier case cost us \$1,000 for the deductible paid to our insurance company (plus an increase in our premiums.) Our checking account balance is now approximately \$5,000. Copies of the 3<sup>rd</sup> Quarter Treasurer's Report were distributed.
  
- VII. Road Committee Report: Matt described some options for repairing the roads. Copies of two quotes from GroundTek Landscaping were distributed. Igor discussed

ways to control speeding on the roads, including purchasing a speed monitor for \$2500 to record speed and license plate. Used radar gun for \$400-\$500.

VIII. New Business

- a. Proposed budget for 2024. Copies of the worksheet for the proposed 2024 budget were distributed. No changes were requested.
- b. Assessment for 2024. **Motion** to increase the assessment 10% (from \$176 to \$193/yr) (Mark/Matt) passed unanimously.  
**Motion** to approve data in worksheet to prepare the 2024 budget (Mark/Matt) passed unanimously.  
**Motion** to select GroundTek Landscaping for road work in 2024, and negotiate prices within our budget (Mark/Cindy) passed unanimously.
- c. Clean up from Hurricane Idalia. Thank you's to all the volunteers who helped clear trees after Hurricane Idalia. Larry Turner, Carol Howard, Peter Turner, Richard Baan, Ken King, Norman Price, Tom Ellison, Bob & Kathy Miller, Rick Glover, Bruce Mounier, Aubrey Fortner, Ken King, Igor Zhukov, Steve Moreau, Valerie Moreau, Gina Cousins, Clyde Johnson, Norm Price.
- d. Emergency exit on common area next to Lot I-15 (Lear Lane/ 184<sup>th</sup> St.)
- e. Zoom for board meeting. Cindy offered to set up Zoom. We may not have a strong enough signal in the Common Area gazebo.

IX. Old Business

- a. Phase IV discussion tabled.
- b. Website and email address. Philip Peterson has created a POA website at [thetrailsairpark.com](http://thetrailsairpark.com) and a POA email account at [trailsairparkfl@gmail.com](mailto:trailsairparkfl@gmail.com).

X. **Motion** to Adjourn: (Mark/Cindy) unanimous. Meeting adjourned at 2:30 pm

Recorded by Mary-Ellen Tyndall, Secretary, from her notes and an audio recording on Google Drive (available on request)

Posted on the POA Bulletin: December 7, 2023 by Billy Tyndall