

The Trails Property Owners' Association, Inc.

MINUTES OF MAY 27, 2023 ANNUAL MEETING

- I. Attendance:
 - a. Directors and Officers: Mike Garcia, Director; Mark Ellison, Director; Billy Tyndall, Director & Secretary; Mary- Ellen Tyndall, Treasurer. Excused Absence: Scott Leisher, Director & President; Cindy Pittman, Director
 - b. Members and Guests: Stephanie Leisher, Lawrence Turner, Carol Howard, Susan Baan, Igor Zhukov, Jully Savana, Cheryl Ellison, Don Bishop, Dona Bishop, Matt Wagoner, Kathi Wagoner, Neal Jenkins, Kathy Miller, Bob Miller, Philip Peterson, Morris Clark, Tom Andrews, Norm Price, Joy Price
- II. Meeting Called to Order at 5:05 pm by Mike Garcia. Everyone introduced themselves.
- III. Reading and Approval of the Minutes from last annual meeting: Secretary Billy Tyndall
- IV. Reports of Officers
 - a. President's Report by Scott Leisher: Thank you to volunteers Larry Turner and Igor Zhukov for work on the entrance gate operator and remotes; Ryan Warsaw for clearing log on trail; Steve and Valerie Moreau for weedwacking the Allen Bridge, Larry Turner and Mike for finding quotes for mowing
 - b. Secretary's Report by Billy Tyndall: The POA has filed with the IRS for Federal Income Taxes in 2022. The 1120-H forms were prepared by a CPA, J and M Accounting LLC. The CPA's fee was \$150, and the taxes due to the IRS were \$0.

Remotes for the entrance gate are available after the meeting for \$20 each. Quantities are not limited. Fire Dept. has access to the gate through universal code.

This year eight estoppel letters have been supplied by the POA to title companies. We are requiring buyers to sign a Disclosure Summary, as described in Chapter 720.401. This documents that the buyer has received the Trails Bylaws and Declaration of Restrictions & Protective Covenants.

One of the lots with a lien, 1-21, was sold at tax auction on May 18, and County will be sending the POA a check for over \$1,000.
 - c. Treasurer's Report by Mary-Ellen Tyndall: The present balance in the POA checking account at First Federal Bank of Florida is \$21,892.38. The Annual Report for 2022 and the First Quarter Report for 2023 have been mailed to all property owners. If anyone didn't receive a copy, it is available now. The report for the second quarter 2023 will be available in July. Insurance Expenses: In 2021 the POA spent \$1,287 on premiums for insurance policies. In 2022 the cost more than doubled, to \$2,658.38. The POA has been notified that its liability policy will not be renewed by that company in 2023 due to present litigation in which Bruce Mounier is a defendant. The POA has presently found another insurance company for general liability, which has charged more for premiums. The other insurance policy, for D&O coverage, w dropped in April, and this policy is related to the present lawsuit against the Trails filed by Bruce Mounier. Summary: In other words, in 2021 our insurance was a total of \$1,287.00. In 2022 our insurance was a total of \$2,659.27. This was an increase of \$1,371.38. In 2023 we are paying a total of \$4,087.06 for insurance, an increase \$1,427.79. There have been concerns about the mowing costs for the runways. Mowing costs include shoulders of the roads, as well as runways. In 2021 the mowing cost was \$2,157.50 and limerock was \$8,030.00. Administrative costs were \$8,185.74. The Association property costs were \$5,028.34. In 2022 the mowing cost was \$4,046.00 and limerock was \$8,450.00. Administrative costs were \$3,667.18. Association property costs were \$8,863.51. The budget for 2023 allows \$4,200.00 for mowing and a total of \$6,020.00 for road maintenance. The mowing represents 19.8% of the 2023 budget, which leaves 80% for other items. On March 15, 2023 I received a request from the Mouniers for an extensive amount of information: invoices, cancelled checks, etc. I spent many hours preparing, copying, and proofreading the reports they asked for, within the allotted ten days per Chapter 720.303. They were notified that their requests were completed, and to pick them up. They chose to send me an email saying that I took too long to prepare them and they never picked them up.
- V. Unfinished Business
 - a. Roadwork for 213th Dr. & 184th St. was discussed.
- VI. New Business
 - a. Quotes for mowing: to be researched further
 - b. Stop sign requests: 211th Dr. & 186th Trail; 211th Dr. & 184th St.
 - c. Visibility at intersection of 211th Rd. & 184th St. Suggestion to install reflector mirrors and plastic barriers for corners (PVC with reflectors).
 - d. Suwannee County RV Permit Rules (handouts)
 - e. If no new nominations for Directors, Scott, Cindy, & Billy are re-elected to Board
- VII. Requests to Speak
 - a. Bruce Mounier spoke for ten minutes about his concerns.
- VIII. Motion to Adjourn made by Mike, seconded by Mark, passed unanimously. Meeting adjourned at 5:50 pm.