

The Trails Property Owners' Association, Inc.

18400 211<sup>th</sup> Road, Live Oak, FL 32060

Directors/Officefs: President – Ron Winchell, Secretary – Jill Rogers, Treasurer – Tom Andrews

Website created by Philip Peterson: thetrailsairpark.com

email address: trailsairparkfl@gmail.com

April 25, 2025

**NOTICE OF ANNUAL TRAILS POA MEMBERSHIP MEETING**

Meeting Date & Location: Sunday May 25, 2025 2pm Common Area Gazebo on 209<sup>th</sup> Drive.

Tentative Agenda enclosed.

There is a plan to video tape the meeting and upload it to the website as soon as able. If we are also able to stream it live in a zoom meeting or other method, information and confirmation on that will be posted on the website the week before. In order to keep costs down for the meeting announcement and proxy mailing, we are using this mailing to ask members to go to the website and download and fill out the **Owner Contact Information and Electronic Notification Permission** form to mail or email back in to the secretary. There will also be supplemental informational resources available at the meeting and posted on the website.

Ever since lawsuits have started against the POA, it has made it much more difficult, and time costly for directors and officers to perform their duties as a VOLUNTEER self management organization. It is not fun any more, we now have a history of high turnover of officers, and lack of volunteer participation. The POA has determined that a new recurring budget item is necessary to pay for Professional Legal, risk, and management support to help understand and navigate some of the legal and insurance details and help resolve some ongoing POA issues.

\*\*\*\*\*Membership Vote on Special Assessment (\$105.72 per lot) in order to have enough funds to continue to operate for the remainder of 2025.

We currently have 50 lots delinquent on 2025 Assessments. The Special Assessment is to make sure there is sufficient funds to cover the 2024 Insurance Deductible Payoff \$5000. and new 2025 and recurring Budget Item of Lawyer/(Risk) or CAM Management Consultation and guidance to POA on POA insurance and corporate issue resolution: (1) Phase 4 disposition, (2) Airport Common Area disposition. It is roughly estimated we will need approximately 40 hours @ \$200 per hour (\$8000). This is expected to become a recurring budget item. Also our insurance renewal premiums finally came in and exceeded our 2025 Budget estimate by \$532.26. So in summary  $\$5000 + \$8000 + 532.26 = \$13,532.26 / 128 \text{ lots} = \$105.72 \text{ per lot}$

Please return the enclosed Proxy with a “YES” or “NO” vote checked off. by 2pm May 25, 2025. Your vote will be presented by the Secretary, and will be counted at the Annual Membership Meeting. There will not be any in-person voting at the meeting.

Thank you,

The Board