

The Trails September 11, 2019 Board Meeting Minutes

Board members present were: Lucy Hartl, Steve Hartl, Cheryl McPherron, Billy Tyndall (Skype), Bob Higgins (telephone and Skype) and Secretary Mary-Ellen Tyndall (Skype) Guest: Mark Ellison

The meeting was called to order at 6:35 pm. A quorum was present.

Motion to accept Secretary's Report (Cheryl/Steve) 5 yea.

Treasurer's Report stated that 40 members have not paid 2019 dues.

The reserve acct. has a balance of \$10,348.33, and the checking acct. has \$2,109.01.

Notice of Sept. 11 board meeting was posted on the POA Bulletin Board and on the POA website (www.trailsairpark.site) 48 hours in advance.

Old Business:

Reviewed budget items for year to date, and we are within 2019 budget.

New Business:

Motion to send letter to general POA membership in December informing them that the 2020 dues would be due on January 1, 2020. On January 31, 2020 all members will be charged interest on all delinquent dues for 2019 and 2020. Interest will be charged at the maximum rate allowed by the State of Florida. (Cheryl/Steve) 5 yea.

Motion to adopt the following five new rules:

Per Article VII, Section 1 (a) of our Bylaws, the Board of Directors of the Trails Property Owners' Association is establishing the following rules:

- 1) **TREE DEBRIS:** Property owners may not dump their tree or yard debris at the south end of the runway nor on any of the Common Areas of The Trails. The exception being that debris from the Common Areas may be dumped at the south end of Runway 18/36.
- 2) **RUNWAYS:** In the interest of safety for airplanes as well as terrestrial vehicles, no terrestrial vehicles are permitted on runways. The exception is vehicles performing maintenance or inspections or for construction vehicles if someone is building on a runway lot. Construction vehicles must drive along edges of runways, and have permission of the board.
- 3) **COMMON AREA TREES:** Cutting of trees in Common Areas is prohibited. If trees have fallen across established trails, please contact the Board and the obstruction will be removed. No new trails may be cut.
- 4) **SPEEDING:** The speed limit on all roads is 20 MPH. The 20MPH speed limit keeps the roads from cupping and getting that "washboard" effect.
- 5) **RENTALS:** Our covenants prohibit trade or business to be conducted in The Trails. The State of Florida defines short term rentals as anything less than 6 months. The State also defines rentals of less than 30 days to be hotels which require a business license. Therefore, short term rentals of less than 30

days are prohibited. If renting out property for more than 30 days, the Board must be notified of the names and tag numbers of renters.

The Board has determined that violators of any of the above rules shall be fined \$100.00 per each occurrence.

Motion by Cheryl, seconded by Bob. 5 yea.

The Trails road condition was discussed. Steve is to research grading options, and pass the information to Dwight Sliger. A cost for grading will be established.

Release of liability waiver for all park owners and guests, to be signed by lot owners, was discussed and tabled.

Trails POA Contracting Document: a form to be used by all contractors doing work for the POA in the future.

Motion to adjourn (Cheryl/Billy) 5 yea, no nay.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Mary-Ellen Tyndall, Secretary