

**The Trails Property Owners' Association, Inc.**  
**18400 211<sup>th</sup> Road, Live Oak, FL 32060**

**Agenda for April 2, 2026 Board Meeting:**

- I. Attendance:
  - a. Directors and Officers
  - b. Members and Guests
- II. Call to Order: President Ron Winchell
- III. Reading and Approval of the Minutes from last Board Meeting
- IV. Reports of Officers
  - a. Treasurers Report: Tom Andrews
    - Annual Report 2025
    - Q1 2026 Treasurer Report to be supplemented by CMC Q1 report
- V. Unfinished Business
  - a. Review 2026 approved budget and re-prioritize based on new info.
- VI. New Business
  - a. The State of The Trails report
  - b. Review/discuss and evaluate CMC performance for Q1
  - c. Discuss Road Maintenance Plan
  - d. Review/approve Owner Waiver/Oath
  - e. Review/approve Owner Compensation Rate Table
  - f. Discuss Phase 4 POA Membership Resolution Plan
  - g. Discuss 720 Compliance Plan Schedule & Status
  - h. Review/Discuss/approve additions to official rules
  - I. Discuss plans for Annual Member Meeting preparation.
- VII. Member comments
- VIII. Motion to Adjourn