

The Trails Property Owners' Association, Inc.

MINUTES OF December 13 , 2025 BOARD MEETING

I. Attendance:

a. Directors and Officers: Ronald Winchell (via phone) (D,P), Jill Rogers (D,S), Tom Andrews (D,T)

b. Guests: Leon & Debbie Tsimpides, Carol Howard, Larry Turner, Susan Baan, Terry Smith, Lawrence Turner, Bruce Mounier, Matt Wagoner, Kathy Wagoner, Gina Cousins, Scott Leisher, Stephanie Leisher, Kenneth Dale Burton, Cheryl McPherron, Igor Zhukov, Sandra Martinez, Jose Martinez, Clarice Mounier, Bernard Atwood

II. Call to order at 2:02: Ron Winchell

III. Reading and Approval of the minutes from the last Board meeting by Tom Andrews (D,T): No objections or changes to posted and distributed minutes, Ron 2nd Approval, minutes accepted.

IV. Reports of Officers:

Treasurer's Report: Tom Andrews (D,T)

a. Tom Andrews distributes Copies of the YTD Financial Summar.

V. Unfinished Business:

a. Tom Andrews : Motion to Table Fire Hazards for The Trails Properties and mitigation plans address again in May. Ron 2nd .

VI. New Business:

a. 2026 Assessment Increase Vote Results : Not enough to meet quorum so vote was not completed, but votes cast were announced 35 Yes , 29 No. Tom Andrews motions to approve a 10% increase for 2026, Ron 2nd , approved.

b. Tom Andrews discusses new Associa Mgmt 720 Compliant Owner Portal Town Square and accounting services and current status of onboarding with Community Management Concepts of Jacksonville and said it will take a few months to get up to speed and learning curve and get everything done for the onboarding process.

VII. Member Comments:

Larry Turner & Carol Howard submit to the board a copy of portions of the DEO re-vitalization denial letter, with specific portions highlighted, suggesting these are the items which need to be addressed to resolve the Phase 4 owner membership in the POA and to pass it along to CMC for review, the board accepts and commits to making a plan to get this resolved once and for all.

Cheryl McPherron voices a concern that the 213th dr from Taxiway to Lot #23 needs attention. Tom Andrews and Dale Burton say they will do what they can to address it ASAP.

VIII. Ron Winchell MOTION to adjourn at 2:53. 2nd by Jill Rogers, approved unanimously. Recorded by Jill Rogers, Secretary, from her notes Minutes are posted on the POA website: thetrailsairpark.com