

The Trails Phase 4

The developer of The Trails was Richard Key with Suwannee Woodlands in the early 1980's. Richard Baan aquired his property directly from the developer of The Trails Phase 1,2,3,and 4. Richard had direct communication with Richard Key, dba. Baynard Key. Richard Key gave Richard Baan the full brief about the creation of a corporation under chapter 617, creating The Trails, a not for profit. At the time of incorporation The Trails Phase 1,2, and 3 were platted and approved by the county. The Ward property as mentioned in the articles of incorporation were not yet platted or approved. Yet the Ward property was included in the original documents as a means to create The Trails Phase 4, later. The original documents were approved and filed leaving out Phase 4. Richard Key never did file any documents to include Phase 4. No documents have been found to support inclusion of Phase 4. The platting of Phase 4 was completed and approved by Suwannee County later. The Trails Phase 4 was not in existence when The Trails P.O.A. Inc. was created, hence could not be included in the original documents.

When revitalization was attempted, the attorney that was hired to do the work did not understand or do research to clear up the Phase 4 anomaly. The Board, at the time did not understand the Ward connection to Phase 4 either. There is a very specific procedure for revitalization under Chapter 720. Richard Baan tried to gain access to the attorney to try to explain and help but the board refused access. The Florida Department of State, Department of Economic Opportunity, denied our first attempt at revitalization and conversion to Chapter 720. Documents were improperly filed and could not be approved. The second attempt was successful, as proper procedure was followed.

The D.E.O. Statement " Phase 4 was not governed by our documents " puts us where we are today. The Trails P.O.A does not have the authority to govern Phase 4. Reference D.E.O. letter. Richard Baan called the D.E.O. and talked to one of the attorneys involved with our filing and asked for a solution.

The recommendation from the D.E.O. attorney was: file new documents including Phase 4 and take the opportunity to make any needed changes, as the original documents seem to be outdated.

Richard Baan captured the deeds connecting the Ward property to Phase 4, and provided copies to The Trails for verification. This was done in coordination with Suwannee County records Dept. Richard Baan furnished a file of documents on flash drive to help with conversion to Chapter 617.

Recommendations from Richard Baan:

Draft new articles of incorporation, restrictive covenants and bylaws under Chapter 617 with Phase 1,2,3, and 4 included.

The Ward property no longer exists. Reference the deeds provided from Suwannee County records. Omit all references to the Ward property, as all of that property was replaced by Phase 4.

Cleanse all references that may cause confusion and simplify all language used.

Update documents to reflect current conditions, using existing corporate documents as a template.

Retire/archive all old documents iaw. Chapter 617 and 720 and start with a new Chap. 617 corporation.

Suggested new name: The Trails Residential Airpark Inc.

Chapter 617 is the desired solution as it removes much of the burden of 720.

A new revised Chapter 617 is coming, SSB 554, effective July, 2026 from the Florida Legislature.

File/Record new documents with Florida Department of State.

Dismiss "Associa" and permit a properly compensated in house on site manager to eliminate the problems already caused by geographically displaced, fee happy, Associa.

Mandate that all records, bank accounts, and proceedings remain in Suwannee County.

Engage with like minded members and reunite the community.