

- III. Reading and Approval of the Minutes from last Annual Meeting and last Board Meeting
 - a. Are there any corrections to the minutes? If yes, a vote is taken
 - b. If no corrections, minutes are approved.

IV. Reports of Officers

- a. President’s Report: Tom Andrews
 - I. Owners who we have lost – Gordy Jacob
 - II. Property sales – New Owners

Property sales since 2024:

Lot 1-33	1/5/2024	Woodruff Trust to Tsimpides
Lot 1-12	1/22/2024	Kerr to Andrews
Lot 2-22 & 2-23	3/8/2024	Roberta Johnson to Goodwin Land Company
	4/3/2024	Goodwin Land Company to Hoecht
Lot 3-43	6/6/2024	Summer Air LLC to Renwick
Lot 3-12	8/23/2024	Pelaez to Solid Ground Sales LLC
	8/23/2024	Solid Ground Sales LLC to Renwick
Lot 1-29	8/26/2024	Higgins to Camp Suwannee
Lot 2-2	9/10/2024	Country Acres to Hanshaw
Lot 3-47	9/23/2024	Franklin to Williams
Lot 1-16	12/6/2024	Johnson to Suwannee Valley Properties
Lot 3-35	12/9/2024	Dunn Family Revocable Trust to Sunset Land Trust
Lot 3-17 & 3-18	12/18/2024	Borrego to Martinez
Lot 1-31	4/14/2025	Sliger to Larry Linman
Lot 3-35	4/17/2025	Sunset Land Investments LLC to Chauncey & Gilpin

Property sales since 2025 Annual Meeting:

Lot 1-4	9/2/2025	Coffin to Gina Bonello-Cousins
Lot 2-20 & 2-21	9/30/2025	Tailwheel Aviation to Stauffer
Lot 3-47	10/22/2025	Williams to Primeland USA
	10/22/2025	Primeland USA to Raymond Galler
Lot 1-2 & 1-3	11/13/2025	Coffin to Judith Vanzant
Lot 3-47	12/5/2025	Raymond Galler to Wesley W. Schneider

1.

Lot 1-14 & 3-1	1/5/2026	Moreau to Cherry
Lot 3-13	2/26/2025	Pelaez to Borrego
Lot 3-38,3-39,3-40	3/11/2026	De La Torre to James & Cynthia Montgomery
Lot 1-22	3/23/2026	McPherron to Joseph Luduc & Pamela Kramer
Lot 1-1	3/23/2026	Gann’s to Judith Vanzant

III. Thank you to volunteers

- common area maintenance – trail clearing, roadside clearing, mowing
Igor Zhukov, Matt Wagoner, Max Rosencrans, Dale & Roxanne Burton,
Tom Andrews, Joseph Rogers, Clyde Johnson, Billy Tyndall, Larry Turner,
Terry Smith

IV. Gate Vandalism and Repairs –

Someone vandalized and destroyed the keypad entry and exit button. And, the old underground sensor for auto exit had failed prior to the vandalism. Igor Zhukov replaced the underground sensor and repaired the keypad and exit button with new parts, Thank You Igor!

V. Recent Board appointments/changes resulting from vacancies:

Ron Winchell resigned his position as President effective 4/28/2026, an Emergency Board meeting was held and two people volunteered and were appointed to the Board – Matt Wagoner and Joseph Rogers. The board approved Jill Rogers as Interim Treasurer role in addition to Secretary, and then the board approved Tom Andrews as Interim President, until election at next board meeting after Annual Member Meeting. A third person volunteered to be on the board after the close of the meeting – Max Rosencrans, and he will be appointed at next board meeting

VI. Rule reminders – nuisance noise, discharging firearms, driving on runways

b. Secretary's Report: Jill Rogers

- I. Action to obtain Emergency contact information from each owner/lot

c. Treasurer's Report: Jill Rogers

- I. YTD Status of Account

- II. Budget variances – new info, unexpected expenses

- Gate Repairs, Insurance Deductible Payments, Road Material cost increase due to higher fuel prices.

V. Unfinished Business

- a. 2026 Budget modification due to new information and events
- b. Comprehensive Road Maintenance Plan
- c. Fire Hazard discussion

VI. New Business

- a. Director Vacancies/ Nominations for voting election next scheduled board mtg
President:
Vice President:
Secretary:
Treasurer:
Board Members:

- b. Discussion of complications and roadblocks to proposed next Ballot Items

The main motivation for the two Ballot Items being considered are an attempt to resolve the Phase 4 Owner POA Membership issue. Two methods are being offered for consideration: 1) Dissolution/Reincorporation and 2) Process steps to add members to with current corporation

Questions and complications have come up in the process of trying to get all the information in order and ready in order to have the necessary votes to help execute and implement Phase 4 Owner membership into the POA. Resulting in not being able have a vote at the Annual Member Meeting, but instead, discuss some of the questions and complications and create an Action Register for guiding the Association and Phase 4 Owners through the process.

We are currently under the regulations of both F.S. 720 HOA Statues, and also F.S. 617 not for profit corporation Statues.

At first the effort was directed at Dissolving the current The Trails Property Owners' Association, Inc. and forming a new F.S. 617 Corporation and filing the governing documents which would be inclusive of all 4 phases, and clean up and simplify our existing governing documents in the process.

Questions which have come up:

- 1) Do we form the new Corporation first, then Dissolve the existing Corp and transfer to the new corp, or do we Dissolve first, then create the new corporation.
- 2) Do we have to exit from the CMC Mgmt company first before start this process.
- 3) Do all of the lot owners & all of the lots defined in Phase 4 Platt need to be included or is it just that all owners have to be included but those who own more than one lot may only bring in one of their lots, and what are the implications.
- 4) Some owners may be consolidating their lots into single lots for property tax benefits, does this then restrict them to only on vote. This may also be a question for Phase 1-3 owners who have contiguous lots combined as one taxable lot. Are those owners then allowed to sell one of multiple lots in the future and it would switch back, etc...

The idea to Dissolve then to create new corporation effort has now changed to instead Reincorporate under the 617.0901.

Questions have come up:

- 1) Do we meet the criteria described in 617.0901 to be able to do that?
- 2) In the process of reviewing 617.0901 there is also 617.1101 Plan of merger. Which appears it could be used in the process of creating a new corporation, and then merging it with the existing corporation as a process to obtain the same result as or part of the re-incorporation.

The second ballot item under consideration, is an attempt to follow the process to add the Phase 4 owners in with our current Corporation

Questions/issues which have come up:

1) Phase 4 owners were given a Trails POA Membership Request form to sign and return at the Emergency Board Meeting. Returned because it will be needed in the documentation which we will be amending our current documents with and re-filing it with Suwannee County, along with the minutes from the meeting where the vote to approve membership (presumably approved). As of today no request letters were returned. The other document which needs to be generated is a new D&R (which can also be essentially our current D&R) since there would be no changes or different restrictions, but this also needs to be filed. Then we would go back to the Depart of State to get their recognition of the Phase 4 membership addition.

2) One Phase 4 owner said they would only join if we do the "New Corporation", so some of the same question for the first ballot item also apply to this ballot item regarding do all the owners and all the lots of Phase 4 need to be included, etc..

So the current status is we (TBD) need to research this for more time, get some legal or expert advice and make sure it will all be closed out. The board is already overloaded with many priority things which are being neglected, so it might be best to form a committee or have the Phase 4 owners do all of the leg work and present it to the board and the association to review and vote on. If we the Association Phase 1-3, are having to pay legal fees from the Phase 1-3 Assessments to help pay for legal or expert advice and also dedicate time and resources to this process this, it may take a very long time to complete and does not seem like a fair equitable situation. Since none of the Phase 4 owners have returned Membership Request Forms, there appears to be a lack of interest. If it turns out only 4 owner lots total are added, it only adds 3.33 percent more to our Assessment. i.e., at our current annual assessment of 233.53 this would only add an additional \$934.12 to our operating fund.