

Trails End Villas COA, Inc.
Board Meeting Minutes
Thursday April 10, 2014
Location: On-Site Clubhouse 6:00pm
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Approved

1) Call to order and confirm quorum of board members

Meeting was called to order at 6:14pm with Nancy McCartney, Dianne Laubert, Mary Athey, Bonnie Brunelle, Dan Livarchik and Bob Joyce present. Quorum obtained.

Cady Jamason from Sea Breeze CMS was also present.

2) Approve minutes of prior board meeting

Board read prior meeting minutes as of February 13, 2014. Mary motioned to approve, seconded by Dan and passed unanimously.

3) Treasurer's Report:

Reports read by Board as of March 31, 2014. Board approved and passed unanimously.

4) Manager's Report:

Irrigation clock is damaged and needs to be replaced to avoid further costs to the association Nancy motioned to replace seconded by Dan and passed unanimously.

Ask Mark form Greenshades about mulching or planting in shady areas of the Community that are all dirt.

Board approved to send notices out informing residents to provide keys or contact information to the Sea Breeze office for emergency purposes such as leaks or Sea Breeze will contact the police and a lock smith to enter the unit.

Board approved to add an additional no trespassing sign to the South end of the Community.

Board agreed to patch some areas of the asphalt that have large cracks and pot holes.

Nancy motioned to approve to have the trench work done on two sides of the pool area to resolve the drainage issue seconded by Mary and passed unanimously.

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789-01 reimbursement for toilet back-up Board wants to further review this and have Seacoast locate clean-out.

Board approved to send a notice to residents about the reserve study stating assessments will be increased unless the residents approve to under fund the reserves. If resident do not respond the assessments will be raised.

5) New and Unfinished Business

Board approved to cancel social events held ever other month except for the December social event.

6) Next meeting date motion to adjourn

There being no further business Nancy motioned to adjourn at 8:20 pm, seconded by Dianne and passed unanimously.

The next Meeting will be held June 12, 2014

Minutes prepared by Property Manager Cady Jamason