

**August 20th, 2022**

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, August 20, 2022 at 9:00 A.M.

**ROLL CALL**

**Officers Present:**

President – Jo-Ann Pollack  
Vice President – Kevin Dille  
Treasurer – Thomas Miller  
Secretary – GerryLynn Haak

**Members Present:**

Patricia Carey  
Robert Personette  
Iris Altreche  
Lori-Ann Kinney-Bush  
Vincent D'Eusanio  
Michele Murphy

**Others Present**

Mike Chlebowski, Homeland Security  
Sherry Ranaudo, Property Manager  
Maureen Lynch, Trails End Office

President Pollack called the meeting to order at 9:00 A.M.

**MOTION:** By Patricia Carey to approve July 2022 minutes with corrections as discussed at BOD Meeting. **SECOND:** GerryLynn Haak **ABSTAIN:** Vincent D'Eusanio, Michele Murphy **VOTE:** All others in favor.

**Property Owner Time**

- Lot 3813 – Requested if Maintenance could blow the leaves at the ball field in the area where Florida Friends have their meetings? A work order will be put in.
- Lot 3909 – PO stated kids were swinging on the volleyball net. Suggested security to ride by.
- Lot 3624 – Inquired if Maintenance could do jobs after work for property owners. The answer is no, it's not allowed; it is an insurance liability.
- Lot 3415 – Requested kids 12 and under wear helmets while riding bicycles. Also, suggested bikes should have lights or kids should walk with flashlights. This should be put in "The Happenings".
- Lot 4529 – PO stated that the roads and water pressure are terrible. Is there a plan to fix it? There is a ten-year plan that started three years ago. Trails End is putting money aside each year for it. Currently we are fixing roads in-house as this is less expensive.

- Lot 4919 – Is there a way to notify people electronically in case of emergencies? Is there a plan to embrace technology? The board is currently looking into reverse text or email before the end of summer. For now, Security does post on their Facebook page and the office post on the Trailsend website.
- Lot 5015 – In regards to ballots being mailed to your home address, PO asked if the By-Laws could be change so they can get them here and also why do they have to be in August? The board has to follow they By-Laws for the mailings but will be reviewing that in the future.
- Lot 3813– Received two mailings for voting. The Ballot date was changed from August 30, 2022 to August 26, 2022.
- Lot 5419 – Suggested pre-paying dues; also, asked about getting 50-amp service throughout Trails End. Payment plans are available for dues; 6 months plan starting in December.

### **Office Report**

- Everything is good.
- Flea Market is scheduled for September 4, 2022, with a rain date of September 5<sup>th</sup>.
- Reminder when updating information sheets please include email addresses and cell numbers.

### **Security Report** – Mike Chlebowski - Homeland Security

- 14 incident reports in the last month.
  - 3 Medical incidents.
  - 70 Citations for the year.
- Thomas Miller: There is a policy in place to give parents a choice for kids to do Community Service in lieu of paying fine(s).

### **Treasurer's Report** - Thomas Miller, Treasurer

- Nothing to report at this time. Accountant on vacation.
- Budget Meeting will be coming up soon.
- Due to inflation expect dues to increase this year; over \$100.00 increase expected.
- Encourages voting.

## **COMMITTEE REPORTS**

### **Concession/ Kitchen/ Bar** - GerryLynn Haak & Michele Murphy

- Dealing with the staffing issues.
- Bar open outside – has been doing very well.

### **Recreation** - GerryLynn Haak & Patricia Carey

- Tricky Tray scheduled.

**Entertainment** - Michele Murphy & GerryLynn Haak

- Entertainment has been good.
- Change in band for 8/27, it will now be The Ostrich Hat Band.
- Getting band information for next year.
- Labor Day Weekend: Live entertainment scheduled.
- DJs/Band on Fridays and Saturdays-working out well.
- Murder Mystery Dinner – Went very well. Some POs are asking about more dinners.  
Thomas Miller: Suggested Piano Dinner.

**Sewer** - Robert Personette

- Sewers are running well; no problems.

**Maintenance** - Jo-Ann Pollack & Thomas Miller

- Currently patching pot holes.

**Land-Use** - Vinny D'Eusanio Jr. & Lori-Ann Kinney Bush

- Vincent D'Eusanio – Nothing to report at this time.

**By-Laws** - Patricia Carey, Vinny D'Eusanio, & Lori-Ann Kinney Bush

- Nothing to report today.

**Contracts** - Kevin Dille & Lori-Ann Kinney-Bush

- All up to date.

**Old Business**

- Thomas Miller – We budgeted for a van but still have not been able to get one. They are a year or more out.

**New Business**

- Jo-Ann Pollack: Shared “Thank You” card received from Susan Arbeeny for plaque.
- Jo-Ann Pollack: Suggestion Box suggestions:
  - Fix Pool clock
  - Clubhouse would like Smart TV
  - Review “By-Laws” with new owners.

**EXECUTIVE SESSION**

**MOTION TO CLOSE MEETING**

**VOTE:** All present in favor

Meeting Adjourned.

Respectfully submitted,

*Maureen Lynch*

Trails End Office