

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Monday, February 7th, 2022 at 7:00PM

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice President
Allan Frishberg, Treasurer
Sean Greenberg, Secretary
Jeremy Waters, Director

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan at 7:04PM .

Roll Call - A quorum of the Board was established.

Ryan makes a motion to Approve the agenda, All in favor.

Proof of Notice of Meeting

Meeting Notice posted 48 hours prior to meeting at designated area; Clubhouse Bulletin Board & Email.

Approval of Previous Meeting Minutes

A motion was made by Ryan to approve the January 12th, 2022 minutes, Seconded by Zack: All in favor.

Updates

Pool Resurface timeline – Ryan goes over pool resurface timeline – written and verbal communication was sent out to the membership regarding the pool getting resurfaced and needing to be closed for 4 to 5 weeks. The resurfacing includes removing the diamond brite material on the bottom of the pool and resurface with new diamond brite, replacing all the tile along and inside the pool, filling the pool back up with water and curing the pool with chemicals. The work scheduled in beginning in March, 1 week for

work but the rest of the time chemicals need to balance. Exact date is march 7th. communication will be sent to the rest of the community before the project begins.

Outdoor Basketball Court resurface timeline – Outdoor bb court will be stripped and cracks will be filled in, repainting with fiberglass filler, green and blue colors will be used and adding yellow picket ball lines as well, equipment available at clubhouse to use. Also starting in March. The resurfacing will take just under a week.

New Business

Appointment of ARC committee Member – Ryan introduces Jill Gioli as the newest member to the arc committee, she already serves on the Compliance committee. Jill is taking over for Carl Sipowics as the third member. Ryan makes a motion to appoint Jill the ARC Committee, Jeremy Seconds: All in favor.

Clubhouse Flooding incident review - As many made know, there was an incident at the clubhouse on 1/22, a basketball bounced in the court, hit a sprinkler cage and broke the sprinkler, all the water in the system came out and flooded the basketball court and rolled out to the rest of the facilities, the water made its way to the social hall, the kitchen, toddler room, arcade, mechanical room, electrical and south hallway. The person who had the accident was there along with 3 board members and Palm beach county rescue were there when the water stopped flowing and helped clear the water out of the rooms. A mitigation company was contacted and came out within 2 hours of being called to dry the facilities out. They drilled holes in some walls, cut our baseboards, the baseboards soaked up a lot of water. We have a project ahead of us to get things fixed, we got a public adjuster and they have reached out to our insurance company. We are contacting vendors for this work but have no estimates on a timeframe for when this will be fully repaired.

Next steps for Clubhouse rehabilitation - addressed this under clubhouse flooding incident review

Security Vendor - Ryan explained that the board has come to a breaking point with the current security vendor. Proposals have already been gathered for new security services. Courtney has gotten proposals from Marksmen, Garda World and Frontline Services. The Board is looking into adding additional roving patrol for the community. The Board will review the proposals and will meet with security companies for interviews.

Treasurers Report

- Courtney reviewed the current aging report and balance sheet.

Compliance Committee recommendations and fining – Ryan motions to approve violations sent to the board prior to the meeting for fining, Zack seconds, all in favor.

90 Days in Arrears suspension – None at this time

Committees

Landscaping – Jeremy gave an update for the committee, Tree trimming will be starting February 15th with the coconuts, the Hòng Kong orchids will follow. There are some spots along the trees rows that need to be addressed.

Social - Aimee gave an update regarding the social events for the community. Aimee is excited to start planning events but with the clubhouse being closed, the Association is holding off. Aimee would like to start up events again outside on a smaller scale.

Compliance – Maureen gave an update for compliance committee. 21 hearings for January compliance committee meeting and only 1 resident attended the meeting. Jill let the committee know she would be joining the ARC committee and would rescind herself for voting on any ARC related violations

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 7:35 p.m. Seconded by Zack. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors