

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Board Meeting Minutes

Date and Time: Monday, May 9th, 2023

Location: Via Zoom

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

Also, Present: Paula Davis, LCAM, GRS Community Management

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at approximately 7:10 PM.

Proposed Plot Development on SE Corner of Boynton Beach Blvd. and Acme Dairy Road

Ryan introduced Jennifer Morton of JMorton who will present a walkthrough of the properties. Jennifer introduced the following guests to speak on two upcoming projects slated for the plot of land known as the Mazzoni property and the plot of land known as the Logan property:

Brett Gelsomino (Developer for Logan Ranch); Chris Hagen (Traffic Engineer from Kimley Horn); Marianne Navarro and Steve Montgomery (Erickson Senior Living); Jim Knight (Real Estate broker for Erickson and the Logan Family); Lauren McClellan, and Michelle Duchene from JMorton.

Erickson Property – Jennifer stated this is the land closest to the Turnpike and will be similar to another project completed at the Devonshire in Palm Beach Gardens. Project is a skilled nursing facility with congregate living and a passive park (Canyon Trails residents have access) on 92.41 acres. Average age of residents is 81 years old. Apartment style living. Entry/Exit via Boynton Beach Boulevard only. Jennifer presented a proposed site plan of the property. There is a planned set-back between them and Canyon Trails. Sound barrier between the turnpike and the Erickson property has been discussed. Jennifer asked for support from the community for this project. Ryan took questions from the audience.

Logan Property – Jennifer introduced developer, Brett Gelsomino who introduced the Logan Ranch project. This project is a rental community located at the corner of Boynton Beach Boulevard and Acme Daily across from the new school. Brett stated housing development in the Ag Reserve area has been on the county's master plan for 25 years. Jennifer presented the proposed site plan. The plan is for 214 units in two- and four-story structures. There will be 50 -two story townhome style units. Preservation area encompasses the entire property with a set back of three football fields between the structures and Canyon Trails. Entrance/exit via Boynton Beach Boulevard and an exit only at Joe Abruzzo Way. Units set aside for work-force housing, such as teachers. No section 8. Rents from high \$2,000 to \$5,000 per month. Jennifer asked for support from the community for this project. Ryan took questions from the audience.

Ryan thanked the guests for their presentations and resumed the meeting.

Roll Call - A quorum of the Board was established.

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 April 11 th, 2023 minutes, seconded by Zack: All in favor, motion passed.

Updates

- **Clubhouse** – Ryan reported close to opening the facility in the next couple of weeks. The activity room is completed.
- **Golf Cars** – Ryan stated a set of rules regarding golf car(t)s has been sent to the community through weekly e-blast notification and discussed at board meetings requesting vehicles be registered/license plate. Bollards and new landscaping installed to prevent circumventing of entry through the guard house. On May 29th the new policy become active.

Compliance Committee recommendations & fining

Ryan motioned to approve the Compliance Committee's recommendations as noted. Second by Jeremy. All in favor, motion passed.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:38 PM. Seconded by Zack. All in favor, motion passed.

Respectfully Submitted,

Paula Davis, LCAM – GRS Community Management

On behalf of the Board of Directors