

**CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.**  
**The Trails Community Center**  
**201 Main Trail, Ormond Beach, FL 32174**

**Minutes of Board Meeting for July 15, 2026, at 5:30 pm**

**1. Call the meeting to order. Establish quorum**

The meeting was called to order by Treasurer Sharon Hale at 5:31 pm. The quorum was established by the presence of Mrs. Hale and Mr. Gonynor.

**2. Approval of prior minutes (5.11.26)**

Mrs. Hale made a motion to approve the minutes from May 11, 2026, as presented. Mr. Gonynor seconded the motion. All in favor, motion carried.

**3. ARB report**

Mrs. Best brought up the need for the owners to first get the ARB approval and only after approval start the work.

**4. Fountain**

South Pond is now operational. The North one is still not in code. Mr. Ogburn and Mr. Gonynor are working on it.

**5. Report on Birchwood**

Ms. Shantel from Birchwood is delivering Cypress Trails proposal to the Birchwood board at the end of July. In the meantime, they agreed to replacing the trees they cut without authorization.

**6. Wall erosion problem**

All the options explored so far have been very expensive. The board will look into placing bushes and matts instead.

**7. Adding people to the board**

Mr. Gonynor made a motion to appoint them to the board. Mrs. Hale seconded the motion. The motion carried. Mr. Erzinger and Mr. Maidenberga accepted the motion.

Organization of the new board:

President: Bob Gonynor

Vice President: Rick Brown

Treasurer: Yanir Maidenberga

Secretary: Kip Erzinger

Director: Sharon Hale

There will be no update of Sunbiz until next year.

ARB committee:

Chelsea Best

Mary Erzinger

Amandine Maidenberg

Appeal committee:

Tyler Travis

Marty Ogburn

TBD

Enforcement committee:

Dennis Ogburn

TBD

TBD

**8. Neighborhood newsletter**

Mr. Erzinger and Mr. Maidenberg volunteered to publish the association Newsletter.

In it, it should be noted that Tenants must be approved by the board.

**9. Mailings to HOA owners**

**10. Insurance approval**

Ms. Albanese will contact Mr. Wichlei to see if he has better options than the one proposed by the current insurance agent.

**11. Owners Forum.**

**12. Adjournment**

Mr. Erzinger made a motion to adjourn the meeting at 6:29 pm. Mr. Maidenberg seconded the motion.