

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

MINUTES of Board Meeting for May 11, 2026, at 5:30 pm

1. Call the meeting to order. Establish quorum

The meeting was called to order by Mr. Brown at 5:35 pm

2. Approval of prior minutes (4.27.26)

The approval was tabled.

3. Acceptance of the board position. Reorganization of the board.

Mr. Gonynor accepted the position

The new board organization:

President: Rick Brown

Treasurer: Sharon Hale

Secretary: Bob Gonynor

4. Status of lot on Trailmark Ct which overtook Conservation land.

Discussion: the buffer zone belongs to Cypress Trails and the association has a lien on the property at 65 Trailmark. Mr. Ogburn to monitor the usage of the buffer area.

5. Status of work to abate erosion on front wall.

Mr. Gonynor to get bids for this project.

6. Fountain electrical equipment.

Ms. Albanese to call Lake Doctors

7. Lawn service

Mr. Gonynor to contact Yellowstone representative.

8. Birchwood Association cut green space illegally without permits.

A meeting will be set up with a representative of the board and a representative from Birchwood to discuss the next steps.

9. Association website.

<https://albanesehollander.com> under the Association tab

10. Corporate seal.

No one has the corporate seal.

11. Cypress Trail vs Cypress Trails association name.

At this point, the name of the corporation will stay as is.

Ms. Albanese to update Sunbiz.org with the new board information.

12. Owners Forum.

- There are many violations present in the community. Examples are: planters, signs, and change on the landscape without ARC approval.

13. Adjournment

Mr. Brown made a motion to adjourn the meeting at 7:10 pm. Mrs. Hale seconded the motion.