

AVALON BEACH ESTATES OWNERS ASSOCIATION, INC.

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MINUTES OF THE BOARD OF DIRECTORS MEETING

Held on Monday, January 19, 2026, at 4:00 p.m. (Central Time)

At the Maravilla Clubhouse & via Zoom

1. CALL TO ORDER

The meeting was called to order at 4:00 p.m. by Board President, Diane Seerey.

2. ESTABLISHMENT OF QUORUM & PROOF OF NOTICE

A quorum was established with six of six board members in attendance.

In attendance were: Diane Seerey, Kenneth Ross, Charles Stults, Skip Atkinson, Rick Shelley, and Mike LeSage.

Also in attendance were: Jean Clason, CAM, for ECAM; Danny Schunk, Kelly Bailey, Jim Burton, Al Appling, Scott Ruede, Sharon/Keith Deville, Ted Kleist, Rita Stuck, Janelle Brewer, Mike Brewer, Mike & Donna Arnholtz, John Bundscho, and Mark Beldon.

Notice of the meeting was posted on property and to the Association web site on 1/16/26. A courtesy copy of the notice was also emailed to all owners.

3. APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Rick Shelley to approve the 10/13/25 Board meeting minutes. The motion was seconded by Skip Atkinson and unanimously approved.

A motion was made by Skip Atkinson to approve the 11/8/25 Organizational meeting minutes. The motion was seconded by Rick Shelley and unanimously approved.

4. FINANCIAL UPDATE

The association is still in the midst of transitioning financials over to ECAM. We are awaiting the December/year end financial report from Warren Averett. Bank account balances are also in transition, and checks are pending being written to move money from the existing bank over to the new bank account.

a. Construction Deposits

John Bundscho provided an overview of the construction deposit balance, noting there are two deposits from years ago that the (then) owners never claimed. Mr. Bundscho recommended moving the two construction deposits over to the Association operating account as income, leaving the one remaining construction deposit for the active construction site.

A motion was made by Diane Seerey to move two construction deposit balances totaling \$5,000 to the operating account as income. The motion was seconded by Ken Ross. A discussion followed to clarify the money moving over to the operating cash account. A vote was taken of the Board members and by unanimous vote, the motion was passed.

5. COMMITTEE UPDATES

Diane Seerey stated the need to establish a Resort Fee Committee. The volunteers for the committee are Ted Kleist, Chairperson, Rita Stuck, Sally Gaskin, Mike Arnholtz, Mike Brewer, Janielle Brewer, and Keith Deville.

A motion was made by Diane Seerey to establish the Resort Fee Committee. The motion was seconded by Rick Shelley and unanimously approved.

A discussion was held to clarify the committee's scope.

A motion was made by Rick Shelley to appoint the seven volunteers listed above to serve on the Resort Fee Committee. The motion was seconded by Diane Seerey and unanimously approved.

a. ARB

Mark Beldon provided the following updates:

- 494 Avalon: Installing side windows.
- Two other applications for roofs are pending.

The ARB is looking for a new member to join the committee. A brief discussion was held on the remaining vacant lots.

b. SOCIAL

Mike LeSage provided an update on the next social event to take place 1/31/26. A flyer has been posted to the Association web site.

6. VACANT BOARD DIRECTOR POSITION

Diane Seerey provided background on the vacant Board position. Mr. Burton was nominated but was not on the property deed at that time. The Board has a duty to fill the vacant position. A discussion followed on nominations and the number of Board positions allowed per the Bylaws. The following owners were nominated for the vacant Board position:

- Jim Burton
- Scott Ruede

The Board members discussed each of the nominees, their qualifications, and whether the number of directors should be increased to nine, referencing the addition of ECAM to manage the administrative work.

A motion was made by Charles Stults to set the number of Board positions to seven.

A motion was made by Rick Shelley to appoint Scott Ruede to the Board of Directors. The motion was seconded by Charles Stults and unanimously approved.

A motion was made by Rick Shelley to appoint Jim Burton to the Board of Directors. The motion was seconded by Mike LeSage and by vote of 5 No to 1 Yes, the motion did not pass.

Scott Ruede was informed of his requirement to complete the 4-hour Board Certification course within the next 90 days.

7. ENTRANCE SIGNS

A discussion was held on the need for the entrance signs to be painted. Money has been allocated in reserves for that project. Diane Seerey presented options to repaint the existing signs or have them redone completely with black lettering.

Option 1 – Repaint: \$1,450 includes repair of existing oval and repaint background in Gale Force blue with gold letters and trim.

Option 2 – Re-Do Signs: \$15,000 to \$20,000 includes removing the oval, install acrylic letters in black.

A discussion followed on concerns with the oval signs and fasteners, and a prior discussion was held at the annual meeting on colors. An inquiry was made on whether option 2 included the monument wall repairs, which is not included.

A motion was made by Rick Shelley to retain the existing sign format and repaint the entrance monument signs with green background and gold lettering and trim, and the pool sign repainted with blue background and gold letters and trim. The motion was seconded by Skip Atkinson and unanimously approved.

Skip Atkinson will coordinate the project with the painter.

8. SWIMMING POOL UPDATES

Pool resurfacing proposals were reviewed with the two options as follows:

- 1) Emerald Coast Pool Solutions: Replaster and replace tile on waterfall: \$87,300
Replaster and remove waterfall and install deck jets: \$94,500
- 2) Pool Repair Company: Replaster and replace tiles on waterfall: \$68,590

- Replaster and remove waterfall and install deck jets: \$70,900
- 3) Brite Blue Pools: Replaster and replace tiles on waterfall: \$46,205
Replaster and remove waterfall and install deck jets: \$51,225

A discussion followed on the waterfall in disrepair/appearance and how it blocks the view from one end of the pool deck to the other, and concerns with liability risk with the waterfall. The consensus of those in attendance was in favor of removing the waterfall and converting it to a deck jet water feature. It was noted that \$55,000 is allocated in the pool reserves for this project.

A motion was made by Ken Ross to accept the Brite Blue pool proposal at \$51,225 to replace the pool, remove the waterfall and replace it with deck jets. The motion was seconded by Rick Shelley and unanimously approved.

A discussion followed on the tile color for the waterline tile. The lighter blue tile color was selected. Skip Atkinson will oversee the project. Jean Clason will contact Brite Blue Pool and find out when they can complete the job.

9. RESORT FEE COMMITTEE

The committee shared some background and a presentation for justification to propose an amendment to the Declaration to add a resort fee for short-term rentals (STRs). The committee provided additional support for the intent off resort fees to aid in costs for ongoing maintenance of common areas impacted by STRs. Questions and comments were taken, with discussion on each, both for and against the proposal for resort fees.

A motion was made by Rick Shelley to table the discussion and the Resort Fee Committee meet with owners at a separate noticed owner meeting to obtain input and then prepare a proposal to share with the Board for consideration. The motion was seconded by Scott Ruede and unanimously approved.

10. TOWING SERVICE

Diane Seerey reviewed issues with the existing tow service. PBA Towing was recommended as a replacement service. There is no financial commitment for the HOA to change towing companies. A discussion followed on issues or restrictions on towing vehicles parked on public roads. Question was asked if PBA Towing can verify where they have authority to tow.

A motion was made by Rick Shelley to enter into the agreement with PBA Towing. The motion was seconded by Mike LeSage and unanimously approved.

11. APPOINTMENT OF APPEALS/FINE COMMITTEE MEMBERS

The two existing appeals committee members resigned, leaving no committee in place. Nora David and Dick Marks volunteered to serve on the committee, leaving one more volunteer needed. The item will remain open until a 3rd committee member can be found.

12. OTHER

a. Ongoing Community Maintenance

An issue with the landscape lights along the front of the subdivision, along the stucco wall, noting all the lights are out. Jean Was asked to contact C&C Outdoor Services to have them evaluate and repair.

Skip Atkinson reported that the community pressure wash is in the shop and needs a part which will cost \$150 to get it operational. This option versus purchasing a new pressure washer was proposed, where a new pressure washer could be purchased at a cost anywhere from \$250 to \$600.

A motion was made by Rick Shelley to approve purchase of a new pressure washer at a cost up to \$700. The motion was seconded by Scott Ruede and unanimously approved.

Skip will follow up with Jean on which brand to buy.

b. Homeowner Maintenance Notices

Diane reviewed ECAM visits that occur twice per week and opened discussion concerning maintenance needs, such as landscape appearance, pressure washing, etc. The Board directed ECAM to proceed with maintenance notices.

c. Pressure Washing

Skip Atkinson reviewed a proposal for pressure washing the common areas (\$5,475) by Performance Pressure Washing.

A motion was made by Skip Atkinson to approve the Performance Pressure Washing proposal.

The motion was seconded by Ken Ross and unanimously approved.

The pressure washing service is also to be made open to owners, as well.

d. Pickleball Courts

Skip Atkinson reviewed issues with the courts and engaged the company that resurfaced them to evaluate. A recommendation was made to submit a request to the company in writing to raise the warranty issue.

e. ECAM Website

A discussion was held on whether to set up the web portal offered in the ECAM system or to keep the existing Avalon web site maintained by Skip Atkinson. The Board opted to keep the existing web site for now. A link for the online bill pay for ECAM can be added to the existing Avalon website. Questions were answered on calls for after-hour emergencies, and Jean Clason explained the after-hours on-call manager coverage.

13. OWNER FORUM:

John Budscho turned in the mailbox keys and pool keys to Diane.

The next meeting date was set for Monday, 2/16/26 at 4:00 p.m. at the Maravilla Clubhouse and virtually.

14. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:59 p.m. by Diane Seerey.

THESE MINUTES WERE APPROVED AT THE BOARD MEETING HELD ON 2/16/26.