

AVALON BEACH ESTATES OWNERS ASSOCIATION, INC.

10221 Emerald Coast Parkway West, Suite 5
Miramar Beach, FL 32550
Tel: (850) 654-8660 Fax (850) 654-5590
E-mail: assoc@ecam.net
Web Page: www.ecam.net

BOARD OF DIRECTORS MEETING

To be held on

**Monday, February 16, 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 the seven Board members in attendance.

In attendance (in person) were: Diane Seerey, Skip Atkinson, Scott Ruede, Rick Shelley, Mike LeSage. Charles Stults was in attendance via zoom/call. Ken Ross was not in attendance.

Also in attendance (in person) were: Jean Clason, CAM, for ECAM; Ted Kleist, Steve Herndon, and John Bundscho. In attendance via zoom/call were Nora David, Frank Valforte, Greg Adams, and Mark Beldon.

3. APPROVAL OF BOARD MEETING MINUTES DATED 1/19/26

A motion was made by Rick Shelley to approve the minutes of the 1/19/26 Board meeting as presented. The motion was seconded by Scott Ruede and unanimously approved.

4. FINANCIAL UPDATE

The December financials were previously shared with the Board. Diane Seerey reported that all funds from the Regions account, except for \$3,000, have been moved over to First Citizens.

a. First Citizens Bank CD Options

Diane Seerey reviewed several options for investing money from the operating account and reserve account into CD's. A discussion followed on other potential bank CD rates, with the Board concluding that they would stick with the First Citizens bank CD options.

A motion was made by Rick Shelley to approve moving \$100K from Reserves into a 6-month CD, to approve moving \$100K from Reserves into a 9-month CD, and to approve moving \$50K from Operating cash to a 6-month CD. The motion was seconded by Mike LeSage and unanimously approved.

5. COMMITTEE UPDATES

a. ARB

Mark Beldon reviewed recent ARC activity, which included the following:

- 414 Avalon Blvd: Arc application for minor exterior modification was approved.
- 21 Ballamore: most of the construction on the exterior is complete.
- There have been no volunteers to step up to serve on the ARC. Options were reviewed for when the existing ARC members resign, including whether the existing Board could assume the role of the ARC until replacements could be appointed. Review of the Declaration needs to be done to verify if that is an option.

b. Avalon Rules Enforcement/Appeals – Appointment of Members

There are now three volunteers who have expressed interest in serving on the AREC: Nora David, Mike Bourne, and Dick Marks.

A motion was made by Scott Ruede to appoint the three volunteers to the Avalon Rules Enforcement Committee (AREC). The motion was seconded by Rick Shelley and unanimously approved.

Jean Clason will follow up with the committee members on their role and work to establish a standing meeting date/time for each month.

c. Maintenance

Skip Atkinson provided an update on Performance Pressure Washing to begin next week on 2/25/26. All sidewalks, curbs, and other common area around the pool and courts will be completed as part of the total project.

d. Resort Fee

Ted Kleist reported that the committee has set a meeting for 3/4/26, with a notice to be posted and sent out to owners.

6. OLD BUSINESS

a. Swimming Pool Refurbishing

Diane Seerey and Skip Atkinson provided the following updates:

- The fountain/waterfall and landscape behind it are gone. It was a bigger project than anticipated, requiring heavy equipment to be used to break out solid concrete waterfall. Bright Blue Pools submitted a proposal for the additional cost of \$5,500 for the waterfall and landscape removal work.

A motion was made by Rick Shelley to approve the additional cost by Bright Blue Pools. The motion was seconded by Scott Ruede and unanimously approved.

- The water has been filled back up in the pool.
- All coping/grouting is done.
- Minor cleanup is still needed.
- Deck jets are in.
- Paver deck where the landscaping was removed still needs to be replaced. A discussion was held on the quotes being obtained for this work, including that the contractor needs to be selected quickly so the work can be completed quickly.

A motion was made by Rick Shelley to approve up to \$4,000 for the paver replacement work. The motion was seconded by Scott Ruede and unanimously approved.

The contractors to be contacted for quotes are: Delta Pavers, Bright Blue Pools, and Brazilian Brick Pavers.

b. Entrance Signs Refurbishing

Diane Seerey reported that the sign painting and repair work is scheduled to start this week. Additionally, C&C provided an estimate of \$1,100 to re-do the planter boxes with perennials and requested the Board to consider approving the proposal to refresh the plants for an overall refreshed look around the signs.

A motion was made by Mike LeSage to approve the C&C Outdoor proposal. The motion was seconded by Skip Atkinson and unanimously approved.

c. Towing Service

Jean Clason provided an update on the tow service, and an inquiry sent to the county on any issue they might have with the HOA having the tow company remove vehicles per the Association Rules and Regulations for overnight street parking. A discussion was held on county ownership of the roads and what the property appraiser's site reflects. The Board agreed to not take the matter up further with the county.

d. Pickleball Courts

Diane Seerey reviewed the issue with the pickleball courts having apparent dead spots. Skip Atkinson reported that he met with American Tennis and the representative from the company that makes the overlay. The company did not find any dead spots, and Mr. Atkinson is awaiting the report from American Tennis. Steve Herndon provided further input on the dead spots, surface, and his conversation with American Tennis surrounding the concerns with the dead spots. A discussion followed among the Board members on the contract and warranties. Charles

Stults or John Bundscho were asked to try to locate the contract with American Tennis and send that to Jean Clason, who will forward it to the Board.

7. NEW BUSINESS

a. Election of Officer – VP

Diane Seerey made a motion to elect Scott Ruede as the Vice President of the Board. The motion was seconded by Mike LeSage and unanimously approved.

b. Pool Furniture

Diane Seerey reported that the existing pool furniture has reached the end of life. Quotes were obtained from the following (all for the same quantities of tables and chairs):

- Suncoast Outdoor Furniture – Strap Furniture: \$9,943
- Suncoast outdoor Furniture – Strap Furniture: \$13,565
- Polywood Furniture: \$12,458 (including assembly)

A discussion was held among the Board on the pros and cons of all three options.

A motion was made by Rick Shelley to approve the Polywood furniture, in the sand color. The motion was seconded by Scott Ruede and unanimously approved.

Ms. Seerey will contact the Polywood rep to get the order placed.

Ms. Seerey provided an additional update on the pool umbrellas. She found a great price for nice replacement umbrellas for \$99 each in Navy Blue color. Six umbrellas were ordered due to the limited time for the available sale pricing.

A motion was made by Charles Stults to approve the umbrella purchase. The motion was seconded by Mike LeSage and unanimously approved.

c. 2026 Annual Owners Meeting Date

The Board members agreed that the 2026 annual owners meeting would be held on Saturday, 11/14/26 at 10:00 a.m. at the Maravilla Clubhouse.

8. OTHER

The following inquiries and discussion were shared from owners:

- Net steps on the pickleball courts – awaiting report from American Tennis.
- How many owners still owe the 2026 annual assessment. Jean Clason to provide the Board with an update by end of the week.

9. ADJOURNMENT

There being no further business to come before the Board, **a motion was made by Diane Seerey to adjourn the meeting. The motion was seconded by Rick Shelley and unanimously approved. The meeting was adjourned at 5:17 p.m.**

TASK LIST:

- Jean Clason to reach out to new AREC members with description of committee role and to establish a standing month meeting date/time.
- Jean Clason to request quotes for paver deck replacement from Delta Pavers, Bright Blue Pools, and Brazilian Brick Pavers. The Board will select the lowest bid from the quotes received.
- Charles Stults and John Bundscho to try to locate American Tennis contract for pickleball courts and sent to Jean Clason.
- Diane Seerey to contact Polywood furniture rep to place pool furniture order.
- Jean Clason to contact handyman service to alert for furniture assembly to be completed when it arrives.
- Jean Clason to provide the Board with an update on any owners with unpaid annual assessment.

THESE MINUTES WERE APPROVED AT THE BOARD MEETING HELD ON 3/23/26.