

AVALON BEACH ESTATES OWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

To be held on

Monday, March 23, 2026, at 4:30 p.m. (Central Time)

At the Maravilla Clubhouse & via Zoom

1. CALL TO ORDER

The meeting was called to order at 4:30 p.m. by Board President, Diane Seerey.

2. ESTABLISHMENT OF QUORUM & PROOF OF NOTICE

A quorum was established with seven of the seven Board members in attendance.

In attendance (in person) were: Diane Seerey, Skip Atkinson, Scott Ruede, Rick Shelley, Mike LeSage, and Charles Stultz. Ken Ross and Rick Shelley were in attendance via zoom.

Also in attendance (in person) were: Jean Clason, CAM, for ECAM; Mike & Donna Arnholtz, Sally Gaskin, Marlyn Sinclair, Patricia Taber, Mike Bourne, Sheri Herndon, Steve Herndon, Nora David, Rhonda Long, Bethany Benefield, Stephanie Benefield, Deb Kean, Rick Marks, and Teri Davis. Frank Valforte and Mark Beldon were in attendance via zoom.

3. APPROVAL OF BOARD MEETING MINUTES DATED 2/16/26

A motion was made by Mike LeSage to approve the minutes of the 2/16/26 Board meeting as presented. The motion was seconded by Charles Stultz and unanimously approved.

4. FINANCIAL UPDATE

Jean Clason provided a brief overview of the Association financials from February and provided an explanation for the collections process for delinquent owners. The Board members agreed with the collections process, as explained.

5. COMMITTEE UPDATES

a. ARB

Mark Beldon reviewed recent ARC activity, which included applications received from 50 Sagris Cove, 182 Avalon Blvd, 59 Sagris Cove, 442 Avalon Blvd, 562 Avalon Blvd, and 454 Avalon Blvd, all of which were approved. The ARC is watching for an additional coat of paint to be applied to the exterior at 454 Avalon Blvd. An update on the construction at Lot 14 (21 Ballamore) was provided.

Mark Belwon reported that he is planning to check the dune walkover for loose boards and noted a lot of trash cans left out after trash was picked up.

Questions were fielded from owners on the following:

- Number of bedrooms in the new home at 21 Ballamore.

It was reported that there have been no volunteers yet for the ARB. Diane Seerey called for any owner volunteers from those members in attendance, clarifying that three volunteers are needed. Absent volunteers to serve on the committee, the responsibility would fall to the Board. The following owners volunteered to serve on the ARC: Steve Herndon and Patricia Faber.

A motion was made by Mike LeSage to appoint Steve Herndon and Patricia Faber to the ARB Committee. The motion was seconded by Scott Ruede and unanimously approved.

Subsequently, a third owner volunteered to serve on the ARB Committee: Stephanie Benefield. **A motion was made by Scott Ruede to appoint Stephanie Benefield to the ARB Committee. The motion was seconded by Charles Stultz and unanimously approved.**

Mark Beldon provided an overview of the ARB roles and responsibility, and shared that he will follow up with the new ARB members with further guidance on the committee's role.

b. Avalon Rules Enforcement/Appeals

The AREC members were appointed at the last Board meeting. Jean Clason reported that there have not yet been any fines issued so there has not been a need for the AREC to meet to date.

c. Maintenance

Skip Atkinson provided the following updates:

- The timer for the pool lights needs to be replaced. Jean Clason was asked to contact Exquisite Pools to inquire if they can replace it.
- Flood lights over the pool deck are not working. Mr. Atkinson will work with local handyman to have repaired.
- The pool gate rod to secure/stabilize needs to be repaired. Jean Clason was asked to inquire with C&C Outdoor if they can repair the ground hole that the rod secures the gate.
- The crank on one of the umbrellas is broken. Jean Clason was asked to see if the umbrella is returnable to Best Buy (where it was purchased online).
- Resurfacing work is complete, waiting for the paver work to be completed.
- Water spray and evaporation from the deck jets is apparently causing an increase in water usage, reported by SWUI. The Board discussed options to address the size of the water flow through the deck jet spouts. Recommendation was made to turn the spouts off until the issue is resolved.

d. Resort Fee

Information has been received from the Association attorney. The committee needs to review that information before holding a meeting. An update will be provided at the next Board meeting.

6. OLD BUSINESS

a. Towing Service

Jean Clason provided an update on the inquiry made to Walton County on street parking on the community public roads and the HOA R&R's related to no overnight street parking. The HOA may not have the tow company remove any vehicles from the count-owned public roads. WCSO needs to be called for any vehicles that would need to be towed. A recommendation was made that Griffon Security contact WCSO for repeat offenders.

b. Pickleball Courts

Diane Seerey reviewed the warranty from the court manufacturer, Titan Trax PK. A discussion followed among members, reporting several issues: Divits developing that hold water, poor bounce quality, and some areas where the surface is deteriorating. Further discussion was held on whether to have American Tennis, the installer, come back out versus getting an independent company to evaluate the courts. Steve Herndon agreed to find an independent company to evaluate, preferably an official U.S. Pickleball Association member company. Jean Clason was asked to inquire with her ECAM counterparts on other tennis court companies and share those contacts with Mr. Herndon.

An inquiry was made on the shuffleboard courts. There is no plan to address the surface deterioration. Suggestions were made to convert the area to a putting green or Bocci Ball court versus just letting go. It is currently cost-prohibitive to do anything.

7. NEW BUSINESS

Diane Seerey raised the concern with the recent power washing of the common sidewalks and iron staining that remains. The vendor has never included iron staining in their quotes historically. The Home Depot has a rust-away product which was shared with the Board. A discussion was held among all in attendance that the product has been tried/tested and is very effective at removing iron/rust stains. Following the discussion the Board agreed that no further notices need to be sent to owners on iron staining on sidewalks; however, stains, dirt, mild, etc., on homes, fences and mailboxes will still warrant notices to owners.

8. OTHER

The following inquiries and discussion were shared from owners:

- Selection of new pool furniture and comments that it is heavy and uncomfortable. The Board explained the decision process that was followed in selecting the Polywood furniture.
- A discussion was held on the pool sign color change, umbrella color changed to blue, and the blue tile color change in the pool.
- An owner shared a concern that the sign posted at 127 Avalon Blvd appears to be a for rent sign, which is not permitted. The ARC Chair reported that the sign posted at that property is a short-term rental (STR) sign which meets the HOA requirements for STR signage.
- An owner reported she is not pleased with the Muhly grass around the palms along the entrance of the community and would prefer to see flowers there.
- A concern was expressed with the telephone utility boxes and how bad they look. Owners can contact Century Link to report any issues with the boxes.
- An inquiry was made on whether artificial turf is permitted, which is not.
- An inquiry was made on whether cushions could be obtained for the pool furniture. A discussion followed on options for furniture padding.

9. ADJOURNMENT

There being no further business to come before the Board, **a motion was made by Scott Ruede to adjourn the meeting. The motion was seconded by Mike LeSage and unanimously approved. The meeting was adjourned at 6:14 p.m.**

TASK LIST:

- Mark Beldon to follow up with new ARB members to provide overview of committee role and responsibilities.
- Jean Clason to contact Exquisite Pools to inquire if they can replace the pool light timer.
- Skip Atkinson to work with handyman to repair flood lights over pool deck.
- Jean Clason to contact C&C Outdoor to ask them to repair the hole where the gate anchor goes into to secure the gate when closed.
- Jean Clason to inquire whether Best Buy will accept return of the broken umbrella.
- Jean Clason asked to contact The Pool Repair Company to request they evaluate the deck jets to make them flush to the surface and whether they have a recommendation to change the size of the waterspout "ball" to reduce the size of the water jet.
- Steve Herndon to seek independent tennis court company for evaluation of pickleball courts.
- Jean Clason to inquire with ECAM counterparts on any other tennis court companies other than American Tennis.

THESE MINUTES WERE APPROVED AT THE BOARD MEETING HELD ON 4/27/26.