

AVALON BEACH ESTATES OWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING

To be held on

Monday, April 27, 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 4:31 p.m. by Board President, Diane Seerey.

2. ESTABLISHMENT OF QUORUM & PROOF OF NOTICE

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

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

Also in attendance (in person) were: Jean Clason, CAM, for ECAM; Mike and Donna Arnholtz, Karen Sella, Linda Douglas, Sally Gaskin, Rhonda Long, and Rita Stuck. Steve Herndon was in attendance via zoom.

3. APPROVAL OF BOARD MEETING MINUTES DATED 3/23/26

A motion was made by Scott Ruede to approve the minutes of the 3/23/26 Board meeting with the edit made to correct the date of the meeting in the heading. The motion was seconded by Mike Lesage and unanimously approved.

4. FINANCIAL UPDATE

Jean Clason provided a brief overview of the Association's March Financials. Ken Ross shared his overview of the financials, as well and requested an opportunity to get with Justin at ECAM to attempt to get a better interest rate on money market accounts. Jean Clason will put Ken Ross in contact with Justin Gelder.

5. COMMITTEE UPDATES

a. ARB

Mark Beldon provided an update that included the following:

- ARB Meeting scheduled for 4/28/26. A new Chairman will be elected.
- Updates were given on applications from 317 Avalon blvd., and 21 Ballamore.

b. Rules/Appeals

No update.

c. Maintenance

Skip Atkinson provided the following updates:

- New timer for the pool lights has been installed.
- Flood lights on pool building repair, following multiple attempts, has not been successful. Recommends replacing the lights with dusk to dawn sensors. Skip will purchase the light fixtures and have them installed.
- Bryan Pest Control provided service this week.
- Deck jets still shoot large water stream. A discussion was held on alternatives. Jean provided an update that three electricians were contacted (Henderson Electric, Gulf Coast Electric, and Metro Power) to request quotes to add a switch to the exterior of the pool equipment room so owners could turn the deck jets on or off.

- An inquiry was made on the faucets in the bathrooms, which operate on a timer with auto shut off.

d. Resort Fee

Ted Kleist provided an update from the committee, noting that the members do not feel that the ballot would be successful to pass; therefore, the committee is delaying action on the matter to the annual meeting. A brief discussion followed with suggestions.

e. Social

Mike LeSage reported that on 5/24/26 there will be a Happy Hour at the Blue Iguana at 5:00 p.m.; 4:30 p.m. for cocktails. A flyer will be sent out in advance.

f. Landscape

A discussion was held on the weeds that have developed throughout the common area landscape shrubs. Jean Clason reported that she has sent photos and messages to the landscape company requesting they be addressed. Ms. Clason is to continue sending messages to the landscape company to keep them alert of the need for maintenance of weeds or any other landscape issues. A comment was made on the poor appearance of the Muhly grass along the front of the property. Jean Clason will have the landscape company address the dead clusters.

A brief discussion was held on the view exiting the community being blocked by the Avalon sign. An inquiry was made on whether to install mirrors at the entrance and exit to improve visibility of the bike/walk path, versus to send an inquiry to Walton County to request they install the mirror and a 2nd stop sign at the exit. Jean Clason was asked to locate a mirror (fisheye style) and share the pricing information with the Board. A brief discussion then followed concerning the large rock located in the grass on the right side of the property exit.

An inquiry was made about whether there is a landscape committee, and it was confirmed there is not.

A motion was made by Skip Atkinson to re-establish a landscape committee. The motion was seconded by Scott Ruede and unanimously approved.

The following owners volunteered to serve on the Landscape Committee: Karen Sella, Linda Douglas, Rita Stuck, and Sally Gaskin.

A motion was made by Mike LeSage to appoint the above volunteers to serve on the Landscape Committee. The motion was seconded by Scott Ruede and unanimously approved.

Tori Bradley volunteered to provide treatments to the Magnolia trees in the common areas.

A motion was made by Scott Ruede to approve Tori Bradley to purchase chemicals to treat the Magnolia trees around the pool and courts. The motion was seconded by Mike LeSage and unanimously approved.

6. OLD BUSINESS

a. Swimming Pool Deck Jets, Timer, Flood Lights

Discussed above under the Maintenance Committee update.

b. Pickleball Courts

Diane Seerey provided an update on evaluations done on the pickleball courts. A suggestion was made to send the matter to legal counsel to review the contract and advise. Steve Herndon provided an additional update from the companies that he contacted and agrees that the matter should be referred to legal counsel. A discussion followed, with agreement among the Board members to refer the matter to the HOA attorney to review the contract and warranty, to then advise the HOA of options to get action from either American Tennis and/or Titan Trax. Diane Seerey will get with Steve Herndon to create a message to send to the attorney and will ask American Tennis to return for another evaluation of the courts.

7. NEW BUSINESS

None.

8. OTHER

The following inquiries and discussion were shared from owners:

- Rita Stuck made an inquiry on the decision made by the Board regarding the selection of the pool furniture. Diane Seerey provided an explanation of the selection process that was followed. Ms. Stucks requested the Board to consider establishing committees for future large decisions.
- Ken Ross commented that the Zoom system does not work well with comments shared from owners outside the camera parameters.
- An inquiry was made on the communication process from the Landscape Committee to the landscape contractor. The Committee should send communication to either the Board or to the Association manager, who will pass messages on to the landscape contractor.
- Rita Stuck raised an issue with the increased volume of yard art, and requested the Board establish rules relating to yard art. The ARB chair responded to inquiries relating to requirements or restrictions to yard art. A recommendation was made that ECAM contact the owner with unapproved yard art at 305 Avalon Blvd to inform that the pieces are not allowed to be in the county right of way.

9. NEXT MEETING DATE

The next Board meeting was set for Monday, May 26, 2026, at 4:30 p.m. at the Maravilla Clubhouse, and via Zoom.

10. 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 Scott Ruede and unanimously approved. The meeting was adjourned at 5:45 p.m.**

TASK LIST:

- Jean Clason to put Justin Gelder in contact with Ken Ross.
- Resort Fee Committee action tabled until the annual meeting.
- Jean Clason to continue to monitor landscape contractor progress with addressing weeds and replacement of dead grass clusters.
- Jean Clason to obtain pricing on a fisheye style mirror for Board review.
- Diane Seerey and Steve Herndon to create a message to send to the Association attorney on the pickleball courts, and to ask American Tennis to return for another evaluation of the courts.
- Jean Clason to send a letter to the owner of 305 Avalon Blvd regarding the newly installed yard art in the county right of way.