

Avalon Beach Estates Owner's Association, Inc.
Annual Meeting
Minutes

Date: November 9, 2024

Time: 10:00am

Place: Leeward Key Conference Room
Leeward Key Condominium Complex
Scenic Hwy # 98
Miramar Beach, FL 32550

Purpose: To elect nine (9) Board Members, approve the 2025 Annual Budget, illustrate the Capital Reserve Balances {current and projected through 2027} and transact any other business to come before the membership.

Al Appling, President, called the Annual Meeting of the Avalon Beach Estates Owners Association, ABEOA, to order at 10:00 am. Charles Stults, Secretary, confirmed there was a quorum: twenty-four (24) owners present and forty-two (42) owners not attending represented by their proxies. The Secretary confirmed, through an Affidavit dated November 14, 2024, that he sent all Owners a 1st Annual Meeting Notice on September 15, 2024, followed by a 2nd Annual Meeting Notice on October 16, 2024.

Minutes of the November 4th, 2023 Annual Meeting: Al asked if anyone had comments, corrections, or discussion on last year's Annual Meeting minutes noting the Secretary previously emailed last year's Annual Meeting minutes to all Board Members and concerned parties and with their concurrence, Skip posted them on Avalon's website. With no corrections or additions, John Bundscho made the motion to approve, second by Terri Davis, the owners unanimously approved.

President's Report and Slide Presentation – Al Appling

{{Slides shown during the Annual Meeting are posted on Avalon's website}}

Al thanked all Avalon residents for attending and giving their time to see Avalon's progress citing the projects completed during the year. Al also thanked the 2023-24 Board Members {{John Bundscho, Dick Marks, Mike Lesage, Ted Kleist, Bob Faber, Ken Ross, Bob Westman, and Charles Stults}} for representing Avalon's owners and making Avalon a better place to live.

Architectural Review Board (ARB) Approval: Mark Beldon reminded owners most external changes require ARB approval, including pavers in either the front or the back yard,

pool installation, as well as exterior painting (trim, front doors, or any exterior element). Owners may use the streamlined application form found on the website for duplicating the same items or colors on the exterior without changing the original design. He said several mailboxes need repair or at a minimum pressure washing to make the neighborhood more presentable.

Mark Beldon said the association attorney sent the letter to the owners of 56 Ballamore concerning Covenant violations. He said the letter addresses nonconformance to Avalon's Covenants, Conditions, and Restrictions, i.e., not returning the driveway to its existing configuration, and replacing the front roof section with compliant material.

Mark also mentioned the Walton County Short-term rental considerations include:

- ✚ Limiting the number of tenants in a house,
- ✚ Number of parking spaces,
- ✚ Number of bedrooms per square footage, and a sign on the house that provides contact information.

Security: In Ted Kleist's absence, Charles Stults gave Avalon's Security activity summary. Avalon has 128 homes, 50 percent are full-time residents, 30 percent part-time residents, and 20 percent rental homes. Ninety-five percent of the complaints stem from rental homes and Ted prepared a list of rental owners, given to each owner attending and posted on the website, so if you witness or are subject to any Security violations {{parking, noise, or trash}}, you need to call and make the owner aware of the issue.

The largest complaint is parking violations {{reminding owners and their guest are subject to being towed if they violate Avalon's Parking Provision, Article IV, of the ABEOA Rules and Regulations}} followed closely by noise violations {{report violations after 11pm(quite time) to the Walton county Sheriff's office at 850) 892-8111}}, and garbage containers not removed from the street on a timely basis.

Al mentioned the Board at the last Monthly meeting, established a Rule/Compliance/Arbitration Committee to address owners not complying with or ignoring ARB and Board requests addressing violations of the Special Rules or Covenants, Conditions, & Restrictions, C,C,&Rs. This committee has the authority to fine violators a \$100-day. The Board at the October meeting, at the suggestion of Ken Ross, named the newly formed committee the "Avalon Rules Enforcement Committee" (AREC), having not less than three (3) members, and serving at the pleasure of the Board or until no longer needed to enforce the community's Rules or C,C,Rs. The Board staffed the committee with the following volunteers: Karen Sella, Dianne Seery, and Rick Shelley {{serving as Chairperson}}.

2024 Completed Projects:

All addressed projects completed this year:

- ✚ Pressure washing the sidewalks and curbs,
- ✚ Repair the Front Landscape wiring,
- ✚ Pool area projects:
 - Clean, repair repaint pool walls,
 - Paint metal fencing,
 - Replace hinges on storeroom door, security flood lights in breezeway, sensors for the flood lights in the north and south ends of the pool house, and the light fixtures in the men's and women's bathrooms.

2025 Anticipated Projects:

- ✚ Repaint entrance signs,
- ✚ Install permanent basketball goal on the south tennis court,
- ✚ Repair and paint the metal fencing of the front sign base and surrounding structures,
- ✚ Repair the Pickle Ball Court.

Budget and Capital Reserve Requirements – John Bundscho

John said the financial statements January - October 2024 are posted on Avalon's website. He discussed the proposed 2025 Budget allowing for known and measurable cost for 2025 planned projects. The association's financial status is good, except for the capital reserve due to the projected expenditures. John said the largest issue is the 2025 Budget, since it determines the homeowner dues for the ensuing year. He addressed three capital projects projected for the 2025 year: resurface the pickle ball court {{63,805}}, replace the pool house roof {{32,000}}, and replaster the swimming pool {{45,000}}. He will expense moving the Basketball Goal to the south tennis court and making it permanent {{4,943}} out of the 2024 operations account.

Two of the projects are not optional, the pool replastering and the pool house roof. John mentioned the pool house roof was an issue with insurance company requiring the roof replacement or patching to their standard before insuring it for another year. The Board this year approved patching which the insurance company accepted. The C,C,Rs require insuring the common areas so the question remains, will the insurance company require replacement before reinsuring.

The Pickle Ball court is optional and is in constant use, but it has cracks. The Board has repaired it, but it continues as a constant maintenance issue. Skip recommended a surface, Titan Tracks,

because the surface has a five-year guarantee, but it comes with an upfront cost. Titan Tracks provides a better-quality surface and may last well beyond the five-year guarantee period.

John presented four(4) slides illustrating the anticipated reserve balances based on the common area expenditures, previously mentioned, falling below the Board's target of 70% at the end of the five-year planning period, 2027. He anticipates reaching the 70% Reserve Funding goal by the end of 2027 requires increasing the association dues \$330 per lot per year for three(3) years or a Special Assessment. The Budget allocates the association's dues increase entirely to the Capital Reserve for a three-year period. The Capital Reserve falling below 50% funding percentage is unacceptable.

At the October monthly meeting, the Board voted unanimously to increase the annual association dues by \$300 per Lot per year commencing with the 2025 billing cycle with this amount going to replenish the Reserve Fund for three years then determining if the operating fund needs additional funds. Rick Shelley made the motion to accept the Budget approving the \$300 per lot annual increase in association dues and mirror the context approved by the Board in the October Monthly Meeting, second by Al Appling, and the owners unanimously approved.

John reminded the owners, Association Dues are due January 1st and delinquent February 1st and if delinquent, interest accumulates from the January 1, due date.

Al mentioned the upcoming social events: 1) the Annual Meeting Dinner, tonight at the Ocean Club and 2) the Christmas Dinner on December 16, at the Marina Café. Mike LeSage remains the point-of-contact for the Holiday/Christmas Dinner. Skip continues to post flyers on Avalon's website with additional information.

Election of Board Members: Al introduced the nine (9) Board Members for 2025, since no one else submitted a Board Candidate application placing their name in nomination. The 2025 Board Members are:

Al Appling	Ken Ross	Charles Stults
Ted Kleist	Robert Westman	John Bundscho
Mike LeSage	Bob Faber	Skip Atkinson

Rick Shelley made the motion to approve the 2025 proposed Board Candidates, second by Teri Davis and the motion unanimously approved.

Al mentioned Skip Atkinson is the ABEOA webmaster and asked all owners to update their contact information, current address, phone number (home and cell), and especially email. Owners must have this information on file with Skip in case of an emergency. Skip said you can also update your personal information through the Avalon Beach website under the MEMBER tab.

AI acknowledged the 2024 Committee Coordinators and the great job done by each:

- ✚ Maintenance Coordinator: Skip Atkinson
- ✚ Ladies Lunch Coordinator: Bonnie Weekley
- ✚ Pool Committee: Skip Atkinson and Bob Faber
- ✚ Beach Committee: Bob Faber
- ✚ Security: Ted Kleist
- ✚ Social Coordinator: Mike Lesage
- ✚ Landscaping Coordinator: Bob Westman
- ✚ Poker Club: Skip Atkinson
- ✚ Men's Luncheon: David Sella

The incoming Board of Directors will have an Organizational meeting immediately following the Annual Meeting.

With all business concluded the Annual Meeting adjourned.

Prepared November 14, 2024,

Charles Stults, Secretary
Avalon Beach Estates OA