

AVALON BEACH ESTATES OWNER'S ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD (ARB) MEETING MINUTES

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**Date:** Monday, April 7th, 2025

**Time:** 1:00 PM CDT

**Place:** ZOOM Call

**IN ATTENDANCE**

Teri Davis  
Randy Wright  
Jamie Day  
Mark Beldon

**HOMEOWNERS PRESENT**

None

**AGENDA**

1. Mark Beldon called the meeting to order and confirmed that a quorum of all 4 ARB members was present on the call. Jamie D made a motion to accept the Minutes of the December 6th meeting previously emailed to the ARB. Randy W seconded; motion passed 4 – 0.

**REPORTS**

1. Mark B provided a brief status on the violation list generated by a drive-thru Avalon last month. A deadline of May 1<sup>st</sup> was emailed to Owners who needed to make improvements including mailbox cleaning/painting, screening of AC unit/Generators/Garbage cans and painting of flue vent pipes. Of the approximately 30+ Owners contacted, over half have already made the requested repairs.

**OLD BUSINESS**

1. Lot 14/21 Ballamore – Sun Gulf II LLC new home plans:

The Committee received **Exhibit A** and **B** on March 3<sup>rd</sup> which was the proposed house plans, site plan, material specs and Avalon Residence Design Standards Checklist. We also received additional info requested – **Exhibit C** on March 28<sup>th</sup>. The house and site plans (dated September 26th, 2024, February 21st, 2025, and September 30th, 2024, respectively) were reviewed and discussed at length along with Avalon's Checklist. These Exhibits are attached to these Minutes.

Mark B said the plans appeared to meet all criteria of our Checklist and made a Motion to Approve the house and site plans with the following required stipulations added:

- a) The Sun Gulf II Lot 14 house plans (dated September 26th, 2024 & February 21st, 2025) and site plans (dated September 30th, 2024) as submitted to Avalon's ARB shall be the identical versions that will be submitted to the Walton County Planning Dept for review and final permit approval.
- b) Material specs for the house are as follows:

- c) **Stucco Finish:** Sherwin Williams SW-7005 Pure White
- Mailbox Finish:** Sherwin Williams SW-7005 Pure White over stucco
- Tile Roof:** Westlake Newpoint Concrete Tile; Saxony 900 Slate; Color-Charcoal Blend
- Pool Wall Finish:** Sherwin Williams SW-7005 Pure White over stucco
- Garage Door Model:** Horizontal Panel; Color-Black
- Windows:** PGT Single Hung Vinyl - 5500; Color-White
- Sliding Doors:** PGT Preferred Slider Vinyl - 5570; Color-White
- Front Door:** EW Doors – Contemporary Collection, Wooden Type FW050; Color-Mahogany
- Pavers:** Flagstone – Victory Style; Color-White/Pewter

Any revisions to these material specs shall be resubmitted to the ARB for review and approval prior to any changes.

- d) A landscaping plan has **not** been submitted at this time. ARB requires a proposed landscape plan showing tree types, shrub types, bed locations and perimeter fence/gate locations prior to any site work.
- e) All Lots in Avalon Beach Estates must comply with Section 5.06.02 of the Walton County Land Development Code and the Avalon Beach Estates Stormwater Management Plan (“Plan”). See **Exhibit D** attached. The Lot’s compliance with such requirements is primarily determined and enforced by Walton County. Each Lot Owner and/or their professional representative is responsible for compliance with the Plan, refraining from any post-permit alterations which would impact stormwater drainage or the Lot’s compliance with the Plan, and for maintaining all on-site improvements in perpetuity as may be necessary to retain functional capability of the Lot’s approved stormwater system in compliance with the Plan. Avalon Beach Estates reserves the right to notify Walton County and/or commence private enforcement action, as determined by the Avalon Board, in the event the Lot deviates from applicable stormwater requirements during or after construction is completed. A copy of this notation will be included with any estoppel response given to a prospective purchaser of the property.
- f) Any future Garage, Game Room, Bedroom 3 or Bedroom 6 conversion during or after initial home construction that converts the Garage, Game Room, Bedroom 3 or Bedroom 6 into additional Bedrooms will require additional parking spaces per Article IV - Parking, Section III. Any conversion increasing the bedroom count above six (6) shall also require ARB review and approval since additional parking spaces would be required. If the Avalon Board or ARB becomes aware of added bedrooms above the six (6) approved after the conversion, additional parking will be required and a failure to comply will be subject to enforcement action against the then-current property owner. A copy of this notation will be included with any estoppel response given to a prospective purchaser of the property.
- g) Please refer to Avalon Rules & regulations Article II, Section I:

## ARTICLE II – CONSTRUCTION DIFFERENT THAN APPROVED

**SECTION I:** IF APPROVAL HAS NOT BEEN OBTAINED FOR A HOME OR ANY OF THE APPURTENANCES, OR SIGNIFICANT OUTWARD CHANGES HAVE OCCURRED IN THE PLANS WITHOUT THE PLANS BEING RESUBMITTED, AND THE OWNER ALLOWS CONSTRUCTION TO COMMENCE, THE ARB CAN DEMAND THAT THE PROPERTY BE RESTORED TO ITS ORIGINAL CONDITION, OR THE OWNER MUST MODIFY THE CONSTRUCTION TO COMPLY WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE BOARD. THE OWNER SHALL BEAR ALL COSTS AND EXPENSES OF SUCH RESTORATION, INCLUDING THE BOARD’S COSTS AND REASONABLE ATTORNEYS’ FEES.

- h) Subject to the receipt of the \$2500 construction deposit prior to Lot clearing/grading and silt fence installation.

Randy W seconded; motion to Approve passed 4 – 0.

Mark will let the Mark Turner know where to send the deposit check and the signed Residence Design Standards Checklist to Avalon’s PO Box prior to any site work.

### 2. 56 Ballamore Cv – Paver Driveway - Covenant Violation

As of the April 1<sup>st</sup> deadline, the Browns have not responded to our December 6<sup>th</sup>, 2024 Motion to either:

- a) Retain and engineer or licensed consultant to perform a Lot stormwater management evaluation and verify in writing that it currently complies with Avalon’s Master Stormwater Management (1993).

or

- b) Remove a middle section of pavers between the 2 garage doors and below the front entry down to the existing sidewalk line and replace this section with a landscaped bed with rock/mulch as was previously there.

It was noted that 4 other Avalon homes have separated, dual garages like 56 Ballamore. Each of those houses has landscaped section(s) between the garages. Last Fall, Mark B confirmed with Walton County that no permits were issued to the Browns for the new paver driveway installation Robert Kaufmann sent a letter to the Browns on October 21<sup>st</sup>, stating they were in violation of Avalon Covenants and described the procedure for them to submit an ARB request.

Since ARB was not getting a response or cooperation for the requested correction above by the April 1<sup>st</sup>, 2025 deadline, it was discussed that this issue needed to be referred to and addressed by the Board.

Mark B made the Motion to refer this continued architectural violation to the Board and the Avalon Rules Enforcement Committee (AREC) for further consideration and enforcement action. Teri D seconded; motion to Approve passed 4 – 0.

## **NEW BUSINESS**

1. The Beckmeyers at 21 Paginet requested to re-paint their front door in Behr Integrity Blue.  
Mark B made the motion to approve this color change; Jamie D seconded; Motion passed 4 – 0.

## **NEXT Meeting**

- Date of next date - TBD

Mark B made the motion adjourn at 1:48PM; Jamie D seconded; Motion passed 4 – 0.

## **ADJOURNMENT**

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### **Zoom Call-In Info:**

**Topic:** Zoom Meeting – ARB Review

**Time:** April 7th, 2025 01:00 PM Central Time (US and Canada)

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/81977069030?pwd=la4JJueaCopTpiJ9wu74SwhlEjoEvR.1>

Meeting ID: 819 7706 9030

Passcode: 650544

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