

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

Date: Tuesday, April 28th, 2026

Time: 5:30 PM CDT

Place: ZOOM Call

IN ATTENDANCE

Stephanie Benefield

Steve Herndon

Pat Faber

Mark Beldon

OTHERS PRESENT

Moore Landers (Owner)

Diane Seerey (President)

AGENDA

1. Mark Beldon called the meeting to order at 5:43PM and confirmed that a quorum of 4 of the 5 current ARB members were present on the call.
2. A motion was made by Pat F and seconded by Steve H to accept the Minutes of the previous ARB Meeting from April 2nd, 2026. **Motion passed 4 – 0.**

REPORTS

1. 21 Ballamore / Lot 14 Update
Mark B provided an update that the builder had finished the landscaping and installed the front entry and garage doors in the previous week. The pool filter and heater equipment was being installed this week. Some furniture was being stored in the garage. The bike rack in the front yard had been removed as requested. It was anticipated that Walton County would shortly issue a Certificate of Occupancy in the next 2-3 weeks. Mark asked if anyone knew if any mailbox damage claims on Ballamore had come forth; none were noted. At some point after C/O issuance, the \$2500 damage deposit would be returned.

OLD BUSINESS (*this item was placed AFTER New Business*)

1. Selection of new ARB Chairman

With Mark B and Randy W soon stepping down from ARB, Mark B made the motion to nominate Steve H as new Chairman. The motion was seconded by Stephanie B. **Motion passed 4 – 0.**

NEW BUSINESS

1. 454 Avalon Blvd – assorted renovation requests

a) **Exterior Painting:** It was noted the house trim (fascia, gutters and downspouts) on the right side of the house is black while the same trim is white (same as walls) on the left side of the house. This is inconsistent and wasn't approved. In February, ARB approved SW Pure White as the trim color. Now it appears Mr. Sadowski wants to go with dark (Tricorn Black) paint on all the trim similar to that on 305 Avalon. ARB didn't show any specific preference for white or black trim color – only that it must be consistent on the entire house. Mark B made the motion to approve Tricorn Black on all trim (fascia, gutters and downspouts). Motion was seconded by Stephanie B. **Motion passed 4 – 0.**

b) **Driveway Coating:** Mr Sadowski requested to coat his driveway with Sherwin-Williams concrete stain in HC-140 Grey Horizons. Steve H indicated that the owner had already coated his pool deck in this same color and was happy with it. He had already done a couple of sample spots on his front walk. Mark B noted that he counted 5 other houses that had attempted driveway coatings over the past several years, all with very poor results. These coatings could not take consistent harsh Florida climate and vehicle traffic. It begins to delaminate and discolor in a few short months and its unreasonable to re-coat every couple years. 533 Avalon was noted as an example of how bad these coatings look over time and pressure washing actually makes the coating look worse. Stephanie B mentioned knowledge of other previous coating attempts over the years – all eventually failing. Pat F was also against this coating but wanted to offer the Owner all alternate options as a new resident in Avalon. These were:

- 1) Do nothing
- 2) Use pliable concrete crack filler on your existing cracks AND hire a pressure washer with a rotary head to deep clean your entire driveway, entry door and front walk
- 3) Replace your driveway and front walk (same footprint) with new concrete
- 4) Replace your driveway and front walk (same footprint) with new brick pavers. The paver color and style needs to be submitted to ARB for approval. Many owners have chosen this option.

Mark B made the motion to deny the coating request but to offer the options above. Motion was seconded by Steve H. **Motion passed 4 – 0.**

c) **Front Yard Landscaping:** The new beds and black & white rock mulch needed additional work.

Comments: Pat F and Mark B stated the large front bed near the street needed more small shrubs to fill in. Pat F mentioned more Sago palms, hydrangeas and muhly grass. Mark B suggested 9 – 12 additional shrubs that also could be more golden yuccas, encore azaleas or dwarf Little Johns. Steve H and Mark B stated the right front corner of the large bed needed to be taken to the property line. The current bed was shaped as a heart and had left a bare dirt area in this corner that needed to be filled in. All members agreed that black metal edging needed to be installed around all rock mulched areas – the large bed and the borders on both sides of the driveways from the garage to the street. Mark suggested the large Sylvester Palm on the left side of the driveway needed the same white rock mulch; but Steve H and Stephanie B pointed this palm belonged to the Bundschos next door and its current river rock mulch should not be changed. All members agreed that Mr Sadowski needed to submit a revised layout showing the changes mentioned above; then ARB could approve it. Mark B stated he would email all of these requirements. This email and Mr Sadowki's response is attached to these minutes.

d) Front Door – Added Panels:

Mr Sadowski sent photos of dark (black?) fluted aluminum panels he wanted to apply to his front door to give it a more contemporary look. No manufacturer name or specs were provided. No mention was made of whether the entry handle and lockset would be changed or if part of the door would remain painted white. Steve H said we have no idea how this panel material is coated and if it can withstand sun/rain without rusting or pitting. It was noted, that Mr Sadowski had originally wanted to paint the existing door in Pure White, then later mentioned painting it black. All members agreed we needed more technical specs and visual info before we could make a decision.

2. 58 Ballamore – Screening for Garbage Cans

Helen Kim requested that a swinging/moveable gate be added to their existing screen next to their driveway. Steve H and Mark B mentioned this white PVC resemble a temporary playpen divider and 1 section was already leaning over. It did not look compatible with this house nor did it look like a permanent, sturdy screen that could be found at many Avalon houses. ARB decided we needed to pursue a different type of screen, which could include a swinging gate. Mark B would take several photos of other screens and meet to discuss with Ocean Reef (rental mgr) and Steve H in the next couple of weeks.

3. Steve H and Mark B noted that the ARB was starting to venture into the area of being a design consultant to some Owners which it should not be doing. We are also expected to be very specific when approving or denying architectural changes but at the same time some owners ignoring our Design Covenants outright with no repercussions from the Board or AREC. Many times in the past couple of years, the ARB had been accused of selective enforcement of the Design Covenants which led to a subdivision-wide review of all homes. This led to identifying 55+ infractions which, over several months, were whittled down to single digits. 56 Tristram Way was mentioned as a home that has skirted our Covenants for many years with no penalty; but there were other homes that had violations as well. Mark B mentioned the extended effort in 2025 coming up with a fine schedule for various violations. We would like to suggest that in the next Board meeting that ARB Design Guideline Enforcement and Non-compliant Fine assessments be added to the agenda. Having visibility to Property Fines being assessed gives the ARB improved leverage for enforcement and ensuring compliance for others.

NEXT Meeting

- Date of next date - TBD

Motion to adjourn at 6:55PM; seconded; **Motion passed 4 – 0.**

ADJOURNMENT

ZOOM Call-In Info:

Topic: Zoom Meeting – ARB Review

Time: April 28th, 2026 5:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82396750778?pwd=8Bv2Ewh9VrVq22VMfpfVDvIjscARA3.1>

Meeting ID: 823 9675 0778

Passcode: 572774

If anyone needs to dial in via phone, here are the dial in numbers:

One tap mobile

+13052241968,,82396750778#,,,,*572774# US

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