



A scenic view of a beach with waves, people, and buildings in the background. The sky is blue with large, fluffy white clouds. The ocean is a vibrant blue-green, with white foam from the waves washing onto the sandy beach. In the distance, several tall, modern buildings are visible along the coastline. People are scattered across the beach, some sitting under colorful umbrellas. The overall atmosphere is bright and sunny.

AVALON

Beach Estates

Annual Membership

Meeting

November 8, 2025

Leeward Key Conference Room

Call To Order



Establishment of a Quorum



Proof Of Notice Of Meeting

A scenic beach at sunset. The sky is filled with large, white, fluffy clouds that are illuminated from below by the setting sun, creating a warm, orange glow. The ocean is a deep blue-green, with gentle waves washing onto the shore. The beach is wide and sandy, with many people walking and sitting. Some people are holding colorful beach umbrellas. In the background, there are several tall, modern buildings, likely hotels or apartments, situated along the coastline. The overall atmosphere is peaceful and relaxing.

A vibrant beach scene at sunset. The sky is filled with large, fluffy clouds in shades of orange, pink, and blue. The ocean waves are breaking onto a sandy beach. In the background, several multi-story buildings are visible along the coastline. People are scattered across the beach, some sitting under colorful umbrellas. The overall atmosphere is bright and lively.

Approval Of The November 9, 2024 Meeting Minutes

President's Report



Purpose of Today's Meeting

- **Provide overview of the Board of Director's activities**
- **Approve 2026 budget year**
- **Approve Board of Directors 2025 -2026**
- **Opportunity for home owners to provide comments to the Board of Directors**

2025 Board Member

- **Ted Kleist**
President
- **Ken Ross**
Legal Advisor
- **Al Appling**
Vice President
- **Bob Westmen**
Landscape Committee
- **John Bundscho**
Treasurer
- **Skip Atkinson**
Maintenance
- **Charles Stults**
Secretary
- **Diane Seerey**
Security
- **Mike LeSage**
Social Committee

Architectural Review Board

- **Mark Beldon**
ARB Chair
- **Teri Davis**
- **Randal Wright**
- **Position Open**
- **Position Open**

Avalon Rules Enforcement Committee

- **Rick Shelly Chairperson**
- **Karen Sella**
- **Position Open**
- **Position Open**

A scenic beach at sunset. The foreground is filled with numerous seashells of various colors and sizes scattered across the white sand. The ocean is visible in the distance with gentle waves breaking. The sky is a deep blue with some light clouds, and the sun is low on the horizon, casting a warm glow. A single palm tree stands on the left side of the frame.

Projects Completed



**Back Flow
Preventer Installed**



**Back Flow
Insulator Installed**



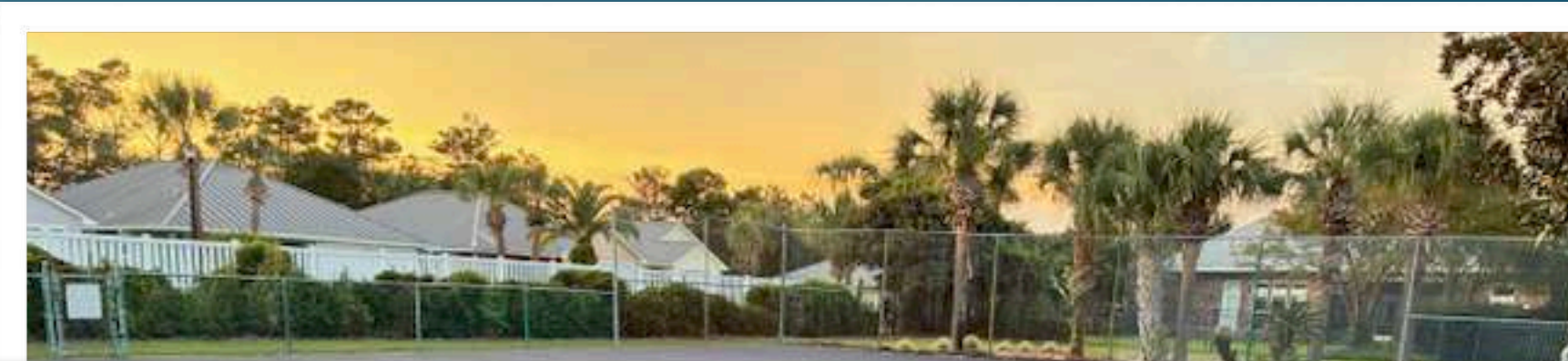
**Camera 1
Installed**



**Camera 2
Installed**



**Camera 3
Installed**



Pickleball Court Repaired



Pickleball Court Repaired



Swimming Pool Repaired



Pool House



**New Shut
Off Faucets**



New Roof



New Basketball Hoop

Stucco Repair





**Planting
Along
Scenic 98**

Book Exchange



A scenic beach at sunset. The sun is low on the horizon, casting a warm, golden glow across the sky and reflecting on the wet sand. Waves are breaking on the left side of the frame. In the distance, several houses are visible on the right side of the beach. The text is overlaid in the center, with a color gradient from yellow to red.

Homeowner Projects Requiring ARB Approval

ARCHITECTURAL REVIEW BOARD ("ARB")



[Home](#) [About Us](#) [Administration](#) [Board](#) [Committees](#) [Security](#) [Disturbances](#)

[Avalon Tour Slideshow](#)

[Avalon Social Events](#)

[ARB Procedures](#)

[ARB Meeting Agenda](#)

[Avalon Facebook](#)

[Avalon Beach Rules](#)

[Avalon Landscaping](#)

[Avalon Photographs](#)

[Beach Wedding Application](#)

[Clubs and Groups](#)

[Contact Us](#)

[Estoppel Requests](#)

[Maintenance Hotline](#)

[Members Only Access](#)

[Neighborhood News](#)

[New Owner Registration](#)

[Posting Classified Ads](#)

[Pool Heating](#)

[Reporting Disturbances](#)

[Real Estate For Sale](#)

[Stormwater Management](#)

[Walton Outdoors](#)

[Walton County Recycling](#)

[Waste Management Issues](#)

[Annual Dues Instructions](#)

Welcome

Welcome to Avalon Beach Estates Website

This website serves our members with information about their community that includes HOA governing documents, upcoming events, local news of interest, photography albums and much more useful information.

This website has two sections, the public section you are viewing now with informational menus about our association and a Members Only section that is protected behind a username and password firewall. To change personal information you must log into Members Only

For Emergencies Call - 911

For Non-Emergencies

Sheriff - 850-267-2000 Fire Dept - 850-837-2250

Notices - Latest Update 10/8/2025

- See Minutes From September 8th Board Meeting in Members Only - Latest Board/Cmte Minutes Tab
- August Financial Statement Posted In Members Only In Left Menu
- New Group In "Clubs And Groups" Tab In Left Menu --- Avalon Golf Group
- New Member Recommendation In Members Only - "Member Endorsement" Tab
- Car Break-in In Avalon Beach Subdivision. See "Security Incidents" Under The "Security" Tab Above
- New Recommendation in The "Vendors & Services" Tab For Maid Service In The Members Only Section Of The Website.
- For Waste Management Issues, See Link In Left Menu
- HOME SECURITY CHECKS By The Walton County Sheriff's Office - Under The "Security" Tab Above
- Rules For Renters - See "Administration" Tab Above

Member Login

[Log In](#)

ARCHITECTURAL REVIEW BOARD ("ARB")

Neighborhood News
New Owner Registration
Posting Classified Ads
Pool Heating
Reporting Disturbances
Real Estate For Sale
Stormwater Management
Walton Outdoors
Walton County Recycling
Waste Management Issues
Annual Dues Instructions

Architectural Review Board Requirements/Procedures

The scope of the Architectural Review Board (ARB) is to review and approve all new construction, to include landscaping, and all modifications to existing construction/landscaping as spelled out in the Avalon Beach Estates Declaration of Covenants (Article VI thru VIII) and the Rules & Regulations (Articles I thru IV). *Copies of all association governing documents are located under the tab Administration above.*

When is review/approval by the ARB required:

1. For any new construction or major modification to existing property such as a room, porch, pool, etc.
2. For any exterior modifications to existing construction/landscaping. As a "Rule of Thumb", if the changes that are desired can be seen from the street, then contact with the ARB is required before changes are made.

Procedures:

Contact with the ARB can range from complete architectural/landscaping plans for new construction to a simple request for repainting or modification of existing landscaping.

1. New Construction/Major Modification:

- a. For any new construction or major modification/addition to existing construction (such as a room or pool etc.), a full set of plans/drawings to include landscaping, elevation renderings, etc. is required to include a cover letter with name, address, contact information, and a description of the desired construction/modification. A sample Request Form/Cover Letter can be found at the link below. This type a construction also requires a deposit of \$2500 against damages to neighboring/association property during construction.
- b. Once the construction/modification package is prepared, it needs to be presented to the ARB. You can make arrangements to do this by contacting the Chairman of the ARB (See contact information below).
- c. The ARB has 30 days to render a decision on a request, so be sure to submit your request as early as possible prior to the desired start date for your project.
- d. A Builders Checklist is located **"Here"** to help in the planning of your construction/modification.

2. Other Modifications/Requests:

- a. For those modifications/requests that are less in scope to that above, a simple letter/email to the ARB may suffice. You can use the Sample Request Form link below for the information that's required.
- b. For that or any questions about ARB requirements, the ARB can be contacted at the email link below.

TO CONTACT THE ARB SEND EMAIL TO "arb@avalonbeach.org"

REQUEST FORM -
CLICK **"HERE"** For a PDF
CLICK **"HERE"** For a DOCX Word File

ARCHITECTURAL REVIEW BOARD FORM TO SUBMIT

FORM TO SUBMIT TO ARCHITECTURE REVIEW BOARD FOR APPROVAL

☐

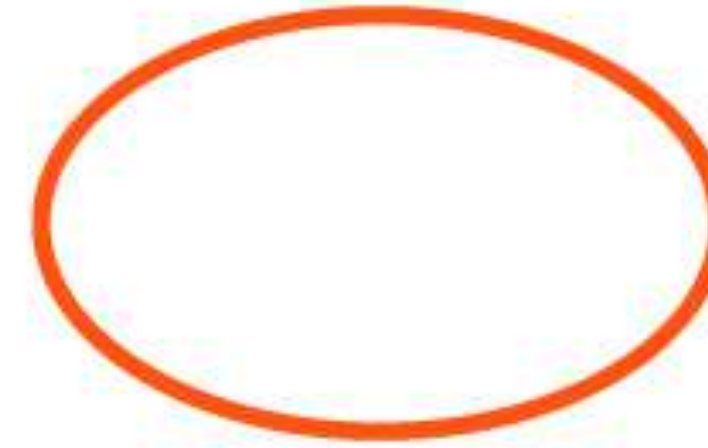
CHECK IF PROPERTY
MODIFICATION RESULTS

☐

CHECK IF NO PROPERTY MODIFICATION
(MAINTENANCE/RESTORATION ONLY)

WE _____ OWNERS OF LOT # _____ /

ADDRESS _____ ARE REQUESTING TO MAKE
THE FOLLOWING CHANGES/MAINTENANCE ACTIONS TO OUR PROPERTY:



[Add additional pages as required]

I/WE ARE INCLUDING A SAMPLE, OR PLANS FOR THE WORK WHICH WE WANT TO
HAVE DONE. I/WE WILL ABIDE BY THE DECISION OF THE ARB IN ACCORDANCE
WITH CURRENT AVALON BEACH ESTATES COVENANTS, BYLAWS, RULES AND
REGULATIONS.

_____ (signature of deeded homeowner)

_____ (printed name of deeded homeowner)

_____ (phone)

_____ (e-mail)

_____ (date submitted)

Notes to Homeowner:

1. The Avalon Beach Estates Architecture Review Board (ARB) has, per our Covenants, 30 days from the date of submission to review each submission.
2. All proposed changes will be evaluated against current Covenants, Bylaws, and Rules and Regulations, to include the ARB's subjective evaluation of the fitness/style of proposed changes. **Alterations made on other home(s) sometime in the history of the Avalon Beach Estates neighborhood does NOT constitute a standard the ARB must adhere to for all similar/identical actions in the future.**
3. If no modifications are anticipated (maintenance/restoration action only), the ARB chair may, at his/her discretion, provide summary approval without formal ARB review. Approval will still be posted on the Avalon Beach Estates website.
4. Please include material to be used, style, and color for all submissions where appropriate. Use of webpage addresses is encouraged to show the specific materials to be used.



Walton County Short Term Rental Issues

- 
- A modern two-story house with a swimming pool and palm trees at dusk. The house features large glass windows and doors, a balcony, and a stone fireplace. The pool is in the foreground, and the house is illuminated by warm lights. The background shows palm trees and a clear sky.
- **Restrict number of occupants**
 - **Limit number of guest vehicles**
 - **Limit number of bedrooms per square footage of dwelling**
 - **Post sign on property that provides owner contact information**
 - **Ensure rental listing matches number of bedrooms on building permit**





**TRASH
CANS
LEFT OUT**

FRIDAY

RULES ENFORCEMENT PROCEDURES AND PENALTIES

The Board of Directors and/or any approved Management Company will determine any violations at their sole discretion. The Board of Directors has approved the following Fines and Penalties for violations of rules:

Rule Title	Violation Fines & Enforcement Method
GARBAGE CONTAINERS	\$50 fine/violation - Container must be placed for pickup and removed within 24 hours of collection - Garbage cans must be stored correctly
VEHICLE PARKING	\$50 fine/violation - Parking on grass or overnight on street - If violations continue vehicle may be towed at vehicle owners expense
ARB	\$500 fine/violation - Owner must have ARB approval prior to renovations
SIGN	\$50 fine/violation - Must follow HOA guidelines on rental home sign
PETS	\$50 fine/violation - Failure to pick up after pet or noise disturbances
NOISE AND DISTURBANCES	\$50 fine/violation and/or possible eviction of rental guests if sheriff's or security enforcement is required
BALCONY OR FENCES	\$50 fine/violation - No hanging of towels or laundry items on balcony or fences
OCCUPANCY	Must not exceed max occupancy for home - Report to authorities for eviction

PLEASE NOTE THE FOLLOWING POLICIES ON RULE VIOLATIONS AND FINES:

Any Residence that has committed 5 or more Violations, is subject to Step Up Fine Amounts as approved by the Board of Directors.

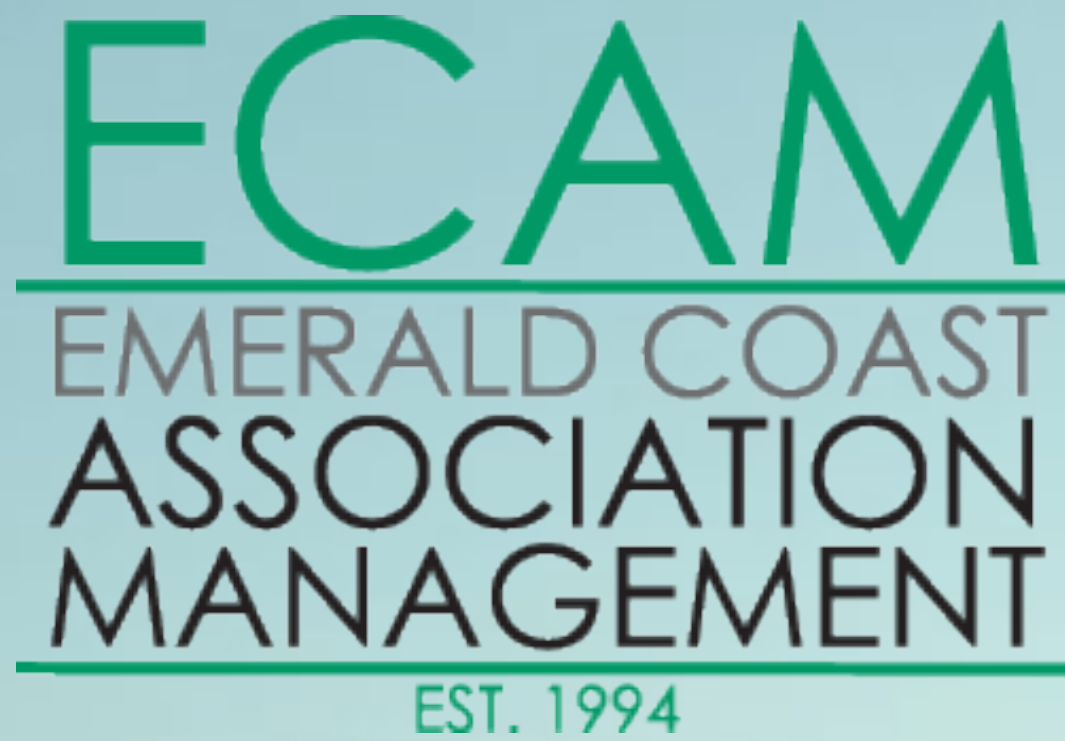
⇒ No warning will be given for any Rule Violation.

⇒ Notification of fines will be sent via email to Rental Property Manager and Owner or Owner only if property not rented. Owner has right to request a hearing before the Avalon Beach Estates Rules Committee within 14 days of the receipt of the notification of the fine. A Rules Violations Database will be maintained to record rule violations, fines levied and other actions taken for each property

⇒ All owners must make sure that their Rental Property Manager is fully aware of these Rules and Rules Enforcement Procedures

Why An Association Management Company?

- **Handle Day to Day Operations** - allow volunteer board to focus on making decisions
- **Financial Management** – collecting dues, paying bills, preparing budgets, providing financial reports
- **Administrative Support** – organize board and homeowner meetings, communication and record keeping
- **Maintenance and Vendor Coordination** – oversee contracts, inspections, maintenance of property
- **Rules Enforcement** – Enforce rules and assess fines; reduce tension between board members and owners
- **Legal and Insurance Compliance** – ensure the HOA is in compliance with Florida State Statutes and maintain proper insurance coverage
- **Expertise and Objectivity** – Provide professional guidance to ensure volunteer board makes informed decisions
- **Ensure Consistency of Operations** – business continues without interruption during annual board election/transition



BE IMPRESSED.
BECOME AN **ECAM** COMMUNITY.

- Successful community builders since 1994
- Locally owned and operated with key principals actively involved in daily operations
- Community Associations Managers (CAM) with [Professional Community Association Manager \(PCAM\)](#) certification
- Experience and technology of a large scale firm but with the personal touch of a family business
- 100% Satisfaction Guarantee – If not completely satisfied after 60 days ECAM will waive 60 day notice requirement to cancel

What They Do!

- **Association Governance**

- Property Inspections
- Reporting Covenants/Rules & Regs, Design Standard Violations
- Work w/ homeowners to ensure property compliance and resolve issues.

- **Community Building**

- Communication with and education of owners to provide a better understanding of the HOA to increase community involvement and volunteer efforts.

- **Business & Financial Services**

- Accounts Receivable
- Accounts Payable
- Bank Reconciliation
- Budget vs. Actuals
- Operating Budget
- Cash Disbursement

- **Property Management**

- Manage vendor contracts
- Identify and solve maintenance issues
- Secure bids for maintenance work as needed utilizing network of screened vendors.

What They Do!

• Association Services

- Distribution of Information and Documentation to members
- Collect resident information and requests
- Collect assessments and fees
- Support on line services including bill pay and document access
- Provide education on rules & procedures
- Owner surveys
- Estoppels/escrows/disclosure docs

• Board Services Manage Board Meetings

- Meeting Notices/Agenda Posting
- Meeting Minutes Manage Annual Owner
- Meeting/Election 1st/2nd Notices
- Meeting Minutes Election Management
- Association Bill Payments Vendor
- Contract Management
- Landscape Inspections Property Inspections

Financial
Reserves Analysis
2024-2027
2025 Budget

Estimated 2025 Results and 2026 Budget

	2023 Actual	2024 Actual	Estimated 2025 Results	Proposed 2026 Budget with CAM	
Income					
Operating assessments	\$110,900	\$110,900	\$110,900	\$149,600	
Reserve assessments	43,900	43,900	82,600	43,900	*
Special assessment	0	0	0	0	
Capital Contributions	9,000	6,000	3,000	3,000	
Late fees	125	225	125	125	
Interest	204	426	257	257	
Beach service	11,920	17,603	17,376	17,376	
Wedding Income	900	600	0	0	
Misc income	0	0	0	0	
Total income	\$176,949	\$179,654	\$214,258	\$214,258	
Operating Expenses					
Insurance	\$13,173	\$14,232	\$16,712	\$18,382	
Bad debt	0	0	0	0	
Bank fee	0	0	0	0	
Computer and internet expense	500	560	560	600	
Maintenance					
Common Area	35,438	35,015	36,515	36,515	
Pool Maintenance	8,760	9,000	9,000	10,320	
CAM Fee	0	0	0	38,700	
Miscellaneous	0	0	0	0	
Office Expense					
Supplies	1,201	530	530	600	
Postage	963	400	543	600	
Professional fee					
Legal	6,287	3,151	2,364	2,500	
Accounting	5,075	5,800	5,850	6,150	
Other professional fee	360	0	0	0	
Meeting Expense	600	600	600	600	
Repairs					
General	20,843	25,163	26,754	25,000	
Signs	0	0	0	0	
Tennis Courts	0	0	0	0	
Pool/supplies	2,600	1,884	1,996	0	
Landscape/Sprinklers	953		6,764	(0)	
Security	6,161	6,568	6,741	6,743	
Tax and license	1,342	1,138	1,530	1,700	
Utilities					
Electric	12,967	12,232	12,347	12,550	
Gas	5,960	5,242	5,205	5,200	
Water	588	609	2,865	1,200	
Operating Expense	\$123,770	\$122,124	\$136,875	\$167,358	
Reserve Contribution	43,900	43,900	82,600	43,900	
Reserve Capital Contribution	9,000	6,000	3,000	3,000	
Reserve expense	0	0	59,172		
Total Expenses and Reserves Contribution	\$176,670	\$172,024	\$222,475	\$214,258	
Income Less Expense and Reserve	\$279	\$7,630	(\$8,216)	(\$0)	

*Assumes \$300 per lot per year re-designated as Operating Revenue, rather than Reserve Receipts, to cover cost of hiring a CAM

Avalon Beach Estates Major Expense Items

Item	Cost	Information
Beach Walkover	\$82K	New in 2021 Expected to Last 20+ Years
Pickleball Court	\$65K	New in 2025 Expected to Last 15 Years
Pool House Roof	\$25K	New in 2025 Expected to Last 25+ Years Warranty for 25 Years
Pool Resurface/Tile Work	\$55K	Planned for 2027 Life Span is 10-15 Years
Tennis Court	\$15K	Need to replace in 2027? Life Span is 3-15 Years
Signs	\$15K - 40K	Planned for ?? Expected to Last 25 Years

Avalon Beach Estates Owners Association
Jan. 1, 2025 - Dec. 31, 2025
Resurface Pickleball Court & Replace Poolhouse Roof

DESCRIPTION

	2025 RESERVES NEEDED (Adjusted for 5% Inflation)	Balance as of Jan.1, 2025	2025 Additions	2025 Reserves Expenditures	Forecasted Balance as of Dec. 31, 2025	Percent Funded
Pool Building						
Building (5% of Value)	\$11,550	10,678	872		11,550	100%
Bathrooms	30,000	30,000			30,000	100%
Roof	26,000	36,768	15,000	(24,798)	26,970	104%
Pool Components						
Filters/Pumps/Heater	5,788	5,052			5,052	87%
Replaster/Tile	55,000	35,135	14,100		49,235	90%
Deck/Pavers/Coping	37,044	25,415	8,000		33,415	90%
Pool Fountain	7,525	6,567	128		6,695	89%
Pool Furniture	12,271	10,000			10,000	81%
Entrance Signs	26,000		26,000		26,000	100%
Dune Walkover	92,610	43,537	10,000		53,537	58%
Tennis & Pickleball Courts/Fencing	23,153	49,151	6,500	(34,373)	21,278	92%
Landscaping	57,881	27,210			27,210	47%
Stucco Walls	46,305	21,768	5,000		26,768	58%
Lighting	6,020	5,254			5,254	87%
Irrigation System/Pumps	5,788	2,721			2,721	47%
Beach Gate & Lock	5,788	5,062			5,062	87%
Insurance deductible	1,000	1,000			1,000	100%
TOTAL	\$449,722	\$315,319	85,600	(\$59,171)	\$341,748	76%

pickleball court - LY	29,431
pickleball court	34,373
pool house roof	24,798

Regular Contribution 82,600
Capital Contributions 3,000 assumes 2 property sale closing

Avalon Beach Estates Owners Association

Jan. 1, 2026 - Dec. 31, 2026

Replaster Pool

DESCRIPTION

	2026 RESERVES NEEDED (Adjusted for 5% Inflation)	Forecasted Balance as of Jan.1, 2026	2026. Additions	2026 Reserves Expenditures	Forecasted Balance as of Dec. 31, 2026	Percent Funded
Pool Building						
Building (5% of Value)	\$12,128	\$11,550	\$600		\$12,150	100%
Bathrooms	31,500	30,000	1,500		31,500	100%
Roof	27,300	26,970	300		27,270	100%
Pool Components						
Filters/Pumps/Heater	6,078	5,052	1,000		6,052	100%
Replaster/Tile	57,750	49,235	21,500	(\$55,000)	15,735	27%
Deck/Pavers/Coping	38,896	33,415	1,000		34,415	88%
Pool Fountain	7,901	6,695	400		7,095	90%
Pool Furniture	12,884	10,000	1,000		11,000	85%
Entrance Signs	27,300	26,000			26,000	95%
Dune Walkover	97,241	53,537	1,700		55,237	57%
Tennis & Pickleball Courts/Fen	24,310	21,278	2,900		24,178	99%
Landscaping	60,775	27,210	5,000		32,210	53%
Stucco Walls	48,620	26,768	5,000		31,768	65%
Lighting	6,321	5,254	1,000		6,254	99%
Irrigation System/Pumps	6,078	2,721	3,000		5,721	94%
Beach Gate & Lock	6,078	5,062	1,000		6,062	100%
Insurance deductible	1,000	1,000			1,000	100%
TOTAL	\$472,158	\$341,748	\$46,900	(\$55,000)	\$333,648	71%

pool replaster \$55,000

Regular Contribution
Capital Contributions

43,900

3,000

assumes 2 property sales

Avalon Beach Estates Owners Association
Jan. 1, 2027 - Dec. 31, 2027
No Capital Expenditures

DESCRIPTION

	2027 RESERVES NEEDED (Adjusted for 5% Inflation)	Forecasted Balance as of Jan.1, 2027	2027 Additions	2027 Reserves Expenditures	Forecasted Balance as of Dec. 31, 2027	Percent Funded
Pool Building						
Building (5% of Value)	\$12,734	12,150	600		12,750	100%
Bathrooms	33,075	31,500	1,500		33,000	100%
Roof	28,665	27,270	1,300		28,570	100%
Pool Components						
Filters/Pumps/Heater	6,381	6,052	300		6,352	100%
Replaster/Tile	60,638	15,735	8,200		23,935	39%
Deck/Pavers/Coping	40,841	34,415	2,000		36,415	89%
Pool Fountain	8,296	7,095			7,095	86%
Pool Furniture	13,529	11,000	1,000		12,000	89%
Entrance Signs	28,665	26,000			26,000	91%
Dune Walkover	102,103	55,237	25,000		80,237	79%
Tennis & Pickleball Courts/Fer	25,526	24,178	1,000		25,178	99%
Landscaping	63,814	32,210	5,000		37,210	58%
Stucco Walls	51,051	31,768	1,000		32,768	64%
Lighting	6,637	6,254			6,254	94%
Irrigation System/Pumps	6,381	5,721			5,721	90%
Beach Gate & Lock	6,381	6,062			6,062	95%
Insurance deductible	1,000	1,000			1,000	100%
TOTAL	\$495,716	\$333,648	46,900	\$0	\$380,548	77%

Regular Contribution 43,900
Capital Contributions 3,000 assume 2 property sales

Security Report

- **CALL SHERIFF IF NEEDED!!! ALL NOISE AND SECURITY ISSUES - 850-892-8186**
- **Griffin Security on Duty from March 15 to Labor Day. - 850-307-8450**
- **2025 Security Reports show:**
 - Over 95% of issues are from Rental Homes**
 - 100% of Noise Complaints are from Rental Homes**
 - Parking, Trash Cans, and Noise are the 3 Biggest Issues**
- **26 Rental Homes in 2024**
- **28 Rental Homes in 2025**
- **4 Homes currently Listed. More Rentals???**
- **Average Rental Home Sleeps 12.67 People**

Handout provided that Lists all Rental Homes and Owners Contact Info. Call Owner if Needed!

Conversation on Avalon Sign Options

Current Avalon Signage





Signage
Refurbished
or Replaced?



VINTAGE
SIGN & LIGHT
vintagesignandlight.com

850-389-8585.o
770-815-7887.c

FLORIDA STATE CERTIFIED LICENSE #ES 12001493

APPROVAL

☐ APPROVED ☐ REVISIONS REQUIRED ☐ APPROVED WITH CHANGES AS NOTED
NAME DATE



Introduction of 2026 Board Members



Avalon Community Socials

Avalon Endless Summer

Sun



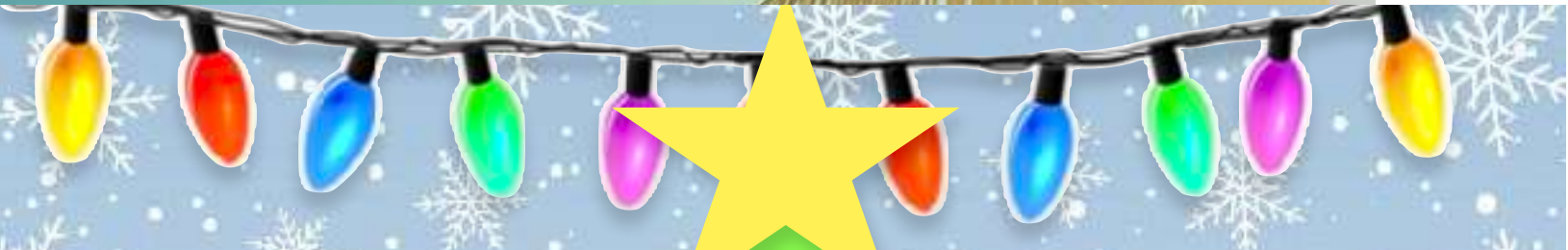
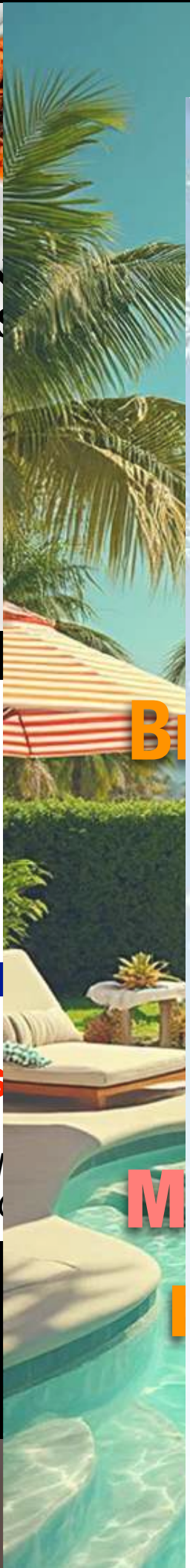
THE ON
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JOIN US

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PLEASE RS

*BUY ONE DI
ALSO



34745 Emerald Coast Pkwy | (850) 650-4688

Come Join Your Friends for
Entertainment, Food and Fun

Avalon Beach Estates Social, Sunday March 19
Cocktails Happy Hour 4:30 PM — Dinner at 5:00 PM

Japanese Hibachi Style Cooking at the table

Choice of Beef, Chicken or Seafood

Dinners include, Soup, Salad, Fried Rice, Stir Fried Vegetables, and Noodles

Please RSVP by Thursday, March 16 —> to:

mikelesage@me.com

For your convenience a 20% Gratuity will be add to the check



MEZCAL
MEXICAN GRILL

Hours: Sun - Thu | 8 AM - 9 PM
Fri & Sat 8 AM - 9:30 PM
(850) 563-7791

CARRABBA'S



14073 Emerald Coast Pkwy, Destin

JOIN YOUR NEIGHBORS FOR OUR
AVALON BEACH SOCIAL AND ENJOY
GREAT FUN, FOOD AND BEVERAGES

SUNDAY MAY 4, 2025
COCKTAILS 4:30 P.M.
DINNER 5:00 P.M.



PLEASE RSVP BY FRIDAY MAY 2, 2025
mikelesage@me.com

Check out the menu, copy and paste into your browser
<https://www.peppersmexicancantina.com/dinner>



Photos From Past Social Events



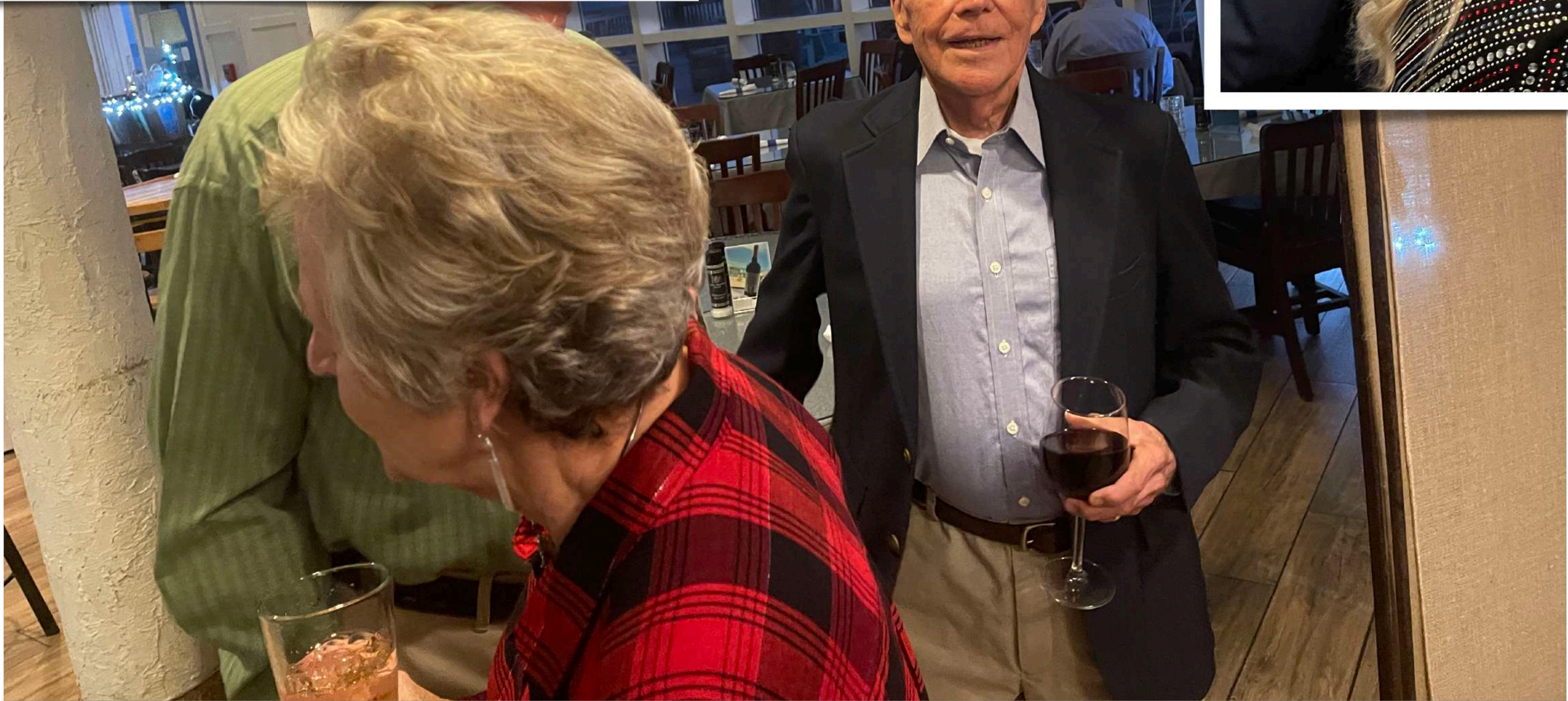
















JOIN US FOR A SPECIAL DINNER WITH AVALON FRIENDS

NOVEMBER 8, 2025

DINNER AND COCKTAILS AT 5:00 PM

PLEASE RSVP BY Tuesday, November 4 >> mikelesage@me.com

**BUY ONE DINNER AND GET ONE HALF OFF IF ORDERED BEFORE 5:45 PM
ALSO - SPECIAL PRICE AVAILABLE FOR SINGLE DINERS**

Ocean Club

8955 U.S. 98, Miramar Beach, Florida 32550

**Tonights
Social Dinner
Ocean Club
5:00 PM**



5:00

Tuesday

Dec 16

**Avalon
Holiday
Dinner**

Marina Cafe

Buy 1 Get 1 Free

Avalon Special Menu

(3% facility fee 7% tax and 20% gratuity will be added)

Everyone Welcome

Please RSVP to mikelesage@me.com - by Dec 11, 2025

**Holiday
Social Dinner
Marina Cafe
Dec. 16, 2025
5:00 PM**

Acknowledgements

The Board of Directors

ARB - Mark Beldon, Teri Davis, Randy Wright

Pool Committee - Skip Atkinson

Women's Pool Aerobics - Carol Stanley

Ladies Lunch Group Coordinator - Bonnie Weekly

Men's Lunch Group Coordinator - David Sella

Sponsor of Pool Party Social - Ken and Linda Ross

Sponsor of the Bonfire Social - Rick and Kim Shelly

Poker Club
4th Monday of the Month
see Skip Atkinson



Beach Bonfires Homeowners Only **for a bonfire permit:**

www.swfd.org/beach-safety/bonfire-permit-request



Veterans Day
Tuesday Nov. 11

THANK YOU,
VETERANS

Dues Payments
due the 1st of January 2026

Mail to Association:

PO Box 6296

Miramar Beach, FL 32550

Questions / Comments

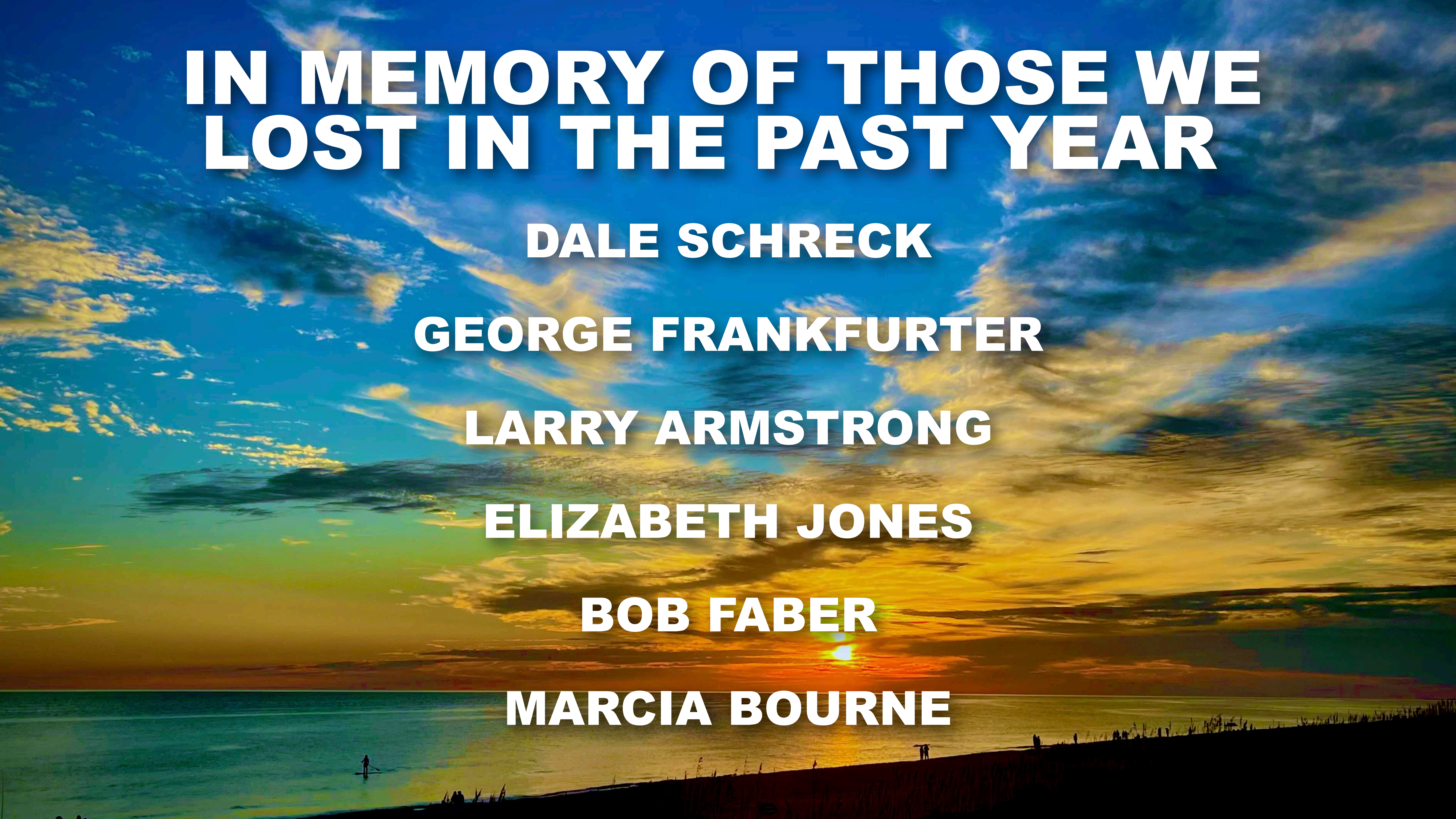
Prizes!

\$200

\$100

\$50

Adjournment

A dramatic sunset or sunrise over a body of water. The sky is filled with vibrant orange, yellow, and blue clouds. The sun is low on the horizon, creating a bright glow. In the foreground, the silhouettes of people are visible on a dark shore, looking out at the water.

IN MEMORY OF THOSE WE LOST IN THE PAST YEAR

DALE SCHRECK

GEORGE FRANKFURTER

LARRY ARMSTRONG

ELIZABETH JONES

BOB FABER

MARCIA BOURNE