

**Avalon Beach Estates Owner's Association, Inc.**  
**Board of Directors Meeting**  
**Minutes**

**Date:** April 21, 2025

**Time:** 6:00 pm

**Place:** Leeward Key Conference Room

**Purpose:** Monthly Meeting

**In attendance:**

Ted Kleist, President

Al Appling, Vice President

John Bundscho, Treasurer

Skip Atkinson

Mike LeSage

Bob Westman

Ken Ross

Charles Stults, Secretary

**Absent: NONE**

**Homeowners Present:**

Mark Beldon, ARB Chairperson by Phone

Terri Davis, ARB Member

Diane Seerey, ARB Member by phone

**Presidents Report- Ted Kleist:** Ted announced he would be absent for the next three months. He informed us that AL would take over his duties to manage the Board's interests effectively. Ted addressed opening the meeting through a ZOOM call to those that cannot attend but would like to participate in the monthly meetings. John mentioned the Board's paid Zoom account is available anytime. The first fifty(50) minutes are free, but charges accumulate thereafter. The Board decided to include ZOOM information in the next agenda for those wanting to participate and email a copy of the agenda to owners having their email address on file with the association, in addition to posting the agenda at the pool.

The Board then discussed how to get more participation at the Annual Meeting because if a quorum is not present, the cost of conducting another Annual Meeting is an unnecessary cost to the association. Al mentioned the drawing for those being at the Annual Meeting in person

or through proxy will be eligible for the drawing; \$200, \$100, and \$50 for first, second, and third place, respectively.

Diane Seerey reminded the Board Maravilla has completed construction on their beach walkover and will no longer need Avalon's Dune-Walkover. She thanked the Board for allowing Maravilla owners and guests to use Avalon's beach access during construction.

**Minutes of March 10<sup>th</sup>, 2025, Monthly Meeting:** Ted said the Secretary posted the Minutes on Avalon's website and he previously emailed the minutes to all Board members and concerned parties. John Bundscho made the motion to approve the amended minutes, second by Mike LeSage, and the Board unanimously approved.

**Treasurer Report- John Bundscho:** John has approved the March financial statements and posted them on the website. Currently one(1) owner is delinquent on their annual dues, and communication continues.

John said the water company contacted him about excessive usage, so he contacted Skip and that led to recent pool repairs. Also, someone maliciously left several facets on full force for an extended period causing additional water usage. John handed out the Budget to Actual for the three months ending March 31. The Association is on course excluding any extraordinary expenses.

**Architectural Review Board (ARB) – Mark Beldon, Chairperson:** Mark reported the ARB has approve home plans for Lots 14 & 21, new a/c screening for 10 Sagris Cove & 59 Sagris Cove, and 206 Avalon Blvd. to remove shrubs along driveway and paint the stucco portion of the house white. Mark mentioned that a recent article mentioned Walton County is making an extra effort to add a portion of 900+ homes and condominium rentals to the County's Short-term Vacation Rental program. Part of this will deal with signs placed in front yards of the rental property to identify those properties on the Walton County Clerk of Courts rental register. The County's sign specifications differ slightly from those listed in Avalon's Covenants, so Mark proposed drafting a new rule with a clearer definition of signs that would be acceptable. This Board could add this proposed new rule to the current Rules and Regulations once approved by the Board. Mark also proposed painting the Avalon Beach entrance sign a different color to keep up with the changing times, since it needs painting. He will propose several options for a color change before the next Board meeting.

**Maintenance – Skip Atkinson, Chairperson:** Skip said the pool repair is complete but was out of commission for 4-5 days. The contractor had to drain and refill the pool during that time, attributing to the increase in water usage by the association. He also mentioned the pavers around the pool need pressure washing and he will hopefully get a bid by the next meeting.

Skip said the front signs need painting but deferred to Mark getting several options for a different color and possibly a different design. He said the bid to repair and paint the planters and paint the front entrance sign is \$3,000. Painting the entire front wall will require an additional quote.

**Landscape Committee – Bob Westman, Chairperson:** Bob reported that the maple trees are gone; however, an additional three maple trees need removing at a cost of \$2,250. Ken Ross made the motion to approve removing the additional maple trees, second by Al Appling, and the Board unanimously approved.

**Security Committee – Ted Kleist, Chairperson:** Ted reported nothing outstanding so far to date.

**Social Committee – Mike LeSage, Chairperson:** Mike said he has scheduled the next Social for May 4 at Peppers Mexican Grill. He will post a flyer on Avalon's website and for further details contact Mike via email [mikelesage@me.com](mailto:mikelesage@me.com)

**Old Business:** Mark briefly went over the timeline for the last 12 months regarding the unauthorized paver driveway with the center section needing removal. The Browns requested a one-month extension until April 1<sup>st</sup> to collaborate with an engineer/consultant regarding whether the new driveway's storm water run-off conformed to Avalon's Master Stormwater Plan. They have not responded as of the date of this Board meeting. On April 7<sup>th</sup>, the ARB voted to refer this continued violation to the Board and AREC for further enforcement. The Board discussed the potential for enforcement at length including a November letter from our attorney, Robert Kaufman. The Board decided this matter was more in the realm of Walton County's Code Enforcement and asked Mark to contact the Browns mentioning the past April 1<sup>st</sup> deadline and ask where they stood with obtaining an engineer/consultant approval for a stormwater plan for the driveway configuration. If they do not respond by May 15<sup>th</sup>, the ARB will contact the Walton County Code Enforcement and file a complaint.

**New Business:** Ted said since Walton County has granted permission to park in the grassy area in front of Avalon, he suggested putting flower beds along the entire length of Avalon's property to help prevent parking. Pine straw beds would not help but flowers may. He received a quote of \$6,700 with \$4,700 being the cost of 159 plants. Bob Westman made the motion to approve adding flower beds along Avalon's property adjacent to Scenic Hwy 98, second by John Bundscho, and the Board unanimously approved.

Ted mentioned the vacancy created with the passing of Bob Faber, and recommended the Board appoint Diane Seerey as his replacement. Ken Ross made the motion to accept Ms. Diane Seerey as the new Board Member, second by Bob Westman, and the Board unanimously approved.

**Next Board Meeting: May 21st, 2025**

With all business concluded, the Board adjourned at 7:30 pm.

Prepared May 4, 2025:

Charles Stults, Secretary  
Avalon Beach Estates OA

**Annual Meeting: November 8th, 2025 {{set in advance to reserve the conference room}}**