

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

Date: August 4, 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

Bob Westman

Charles Stults, Secretary

By ZOOM call:

Ken Ross

Mike LeSage

Diane Seerey

Absent: NONE

Homeowners Present: NONE

Presidents Report- Ted Kleist: Ted intends to address several issues in the community that are persistent and ongoing. Letters, phone calls, and personal contact have no effect on resolving issues and some are in direct violation of Avalon's Covenants, Conditions, and Restrictions. He will address this issue under Old Business along with the Pool House Roofing contract approved by the Board at the June 30th meeting.

Ted wants to send a separate letter to the owners expressing the need for them to send in their proxy thus eliminating the requirement for a second Annual Meeting because a quorum is not present to conduct the community's business.

Minutes of June 16th, 2025, Monthly Meeting and June 30th, 2025, Special Meeting: Ted said the Secretary posted the Minutes for both meetings on Avalon's website and he previously emailed the minutes to all Board members and concerned parties. John Bundscho made the motion to approve both sets, second by Al Appling, and the Board unanimously approved.

Treasurer Report- John Bundscho: John approved the July financial statements, and they are posted on Avalon's website. He also received a construction deposit of \$2,500 for Lot 14 and Mark Beldon approved the plans. He also renewed the Association's annual ZOOM license on June 27th for \$160.

John gave the Board a summary of the insurance premiums for 2024-25 and they increased \$2,369.04 for the fiscal year 2025.

John gave the Board the 2025 Budget to Actual Income projections and the numbers are close to budget for the first six months of the year.

Landscape Committee – Bob Westman, Chairperson: Nothing new to report this month.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Ted, in Mark's absence, said he will bring the situation leaving garbage cans out longer than necessary in Old Business. Diane Seerey mentioned the new gate code and the information is available on Avalon's website.

Maintenance – Skip Atkinson, Chairperson: Skip said the contractor has the Pickle Ball surface supplies, but weather delay has been the issue. He mentioned the Specialty Roofing could not certify the Pool House roof because the Pool House did not have an address. After researching the issue, the pool house did have an address: 373 Avalon Blvd. but the roof replacement discussion continues under Old Business. The Board discussed not having an emergency notification to 911, to include an address, in case of an emergency for those needing immediate assistance in the common area. The 911 call operator must have an address to dispatch an emergency team to the area. The Board discussed getting two signs, one at the pickle ball court and the other at the pool, so those needing assistance will know the emergency location.

Security Committee – Ted Kleist, Chairperson: Ted had nothing new to report except renters parking on the grass and a pontoon boat parking at one residence. Both were moved.

Social Committee – Mike LeSage, Chairperson: Mike said the September social is a pool party sponsored by Ken & Linda Ross, scheduled September 20th with a make-up{{rainout}} planned for the 27th. Mike will post a flyer on Avalon's website with details. For further information contact Mike via email mikelesage@me.com.

Old Business: Ted mentioned Specialty Roofing cannot guarantee a Fortified roof because the building cannot be empty or uninhabited. At July 30, 2025 Board Meeting, the motion required a Fortified roof, making the contract unenforceable and void. Specialty Roofing came back with several adjustments to the contract stipulating building to code, a 25-year guarantee on workmanship and labor and upgrading the contract to the GOLD Standard. John Bundscho made the motion to amend the previous motion to exclude the Fortified and Certified

requirements and accept the charges offered by Specialty Roofing and include all items addressed in the SRI contract {{ wind mitigation contract, , GAF Timberline HDZ asphalt shingles{{weather wood color}}, unlimited wind speed warranty, valley flashing, sixty{{60}} mil underlayment, second by Diane Seerey, and the Board unanimously approved.

Old Business: Ted addressed the issue of trash cans and parking violations noting the same owners, rentals, continue the violations. Ted mentioned the Renters Rules need revision and sent out to owners twice a year so the owners through their management companies can make renters aware of the community requirements and not be caught off guard not knowing the rules; it may be the fault of the Management companies failing to notify renters of the community requirements.

New Business: Since violations in the community are recurring and infringe on the rights of owners, fining offenders may be the only solution. Skip will send to all Board members a current copy of the Renters Rules and Diane Seerey will also send a copy of Miramar's Fine Schedule. This will enable the Board to construct what they believe will resolve the current problems.

Next Board Meeting: September 8th, 2025

With all business concluded, the Board adjourned at 7:15 pm.

Prepared August 9, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

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