

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

Date: December 16, 2024

Time: 1:00 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 Faber

Bob Westman

Ken Ros by Phone

Charles Stults, Secretary

Absent:

NONE

Homeowners Present:

Mark Beldon, ARB Chairman

Ted Kleist, President, opened the meeting saying he hopes he can meet the Boards expectations in his new job and continue the Boad's accomplishments for the ensuing year.

Minutes of the November 9th Organizational Meeting: Ted said the Organizational Minutes are posted on Avalon's website and the Secretary previously emailed the minutes to all Board Members and concerned parties. With no additions or corrections, John Bundscho made the motion to approve, second by Al Appling, and the Board unanimously approved. The owners will approve the Annual Meeting Minutes at next year's meeting. The Secretary said Skip has posted the Annual Meeting slides on Avalon's website.

The Secretary gave President Ted Kleist a copy of the Affidavit stating he had met all requirements by delivering two notices to each owner of the Annual Meeting at the last address appearing on the Association's records. {{Copy attached to the Minutes}}

Treasurer Report- John Bundscho: John said the Federal Government now requires organizations to file a Beneficial Ownership Information Report with the U.S. Government's Financial Crimes Enforcement Network and this filing must contain information about each Avalon's Board member. This is another tool used by the government to trace funds, especially large amounts, prevent money laundering, and prohibit issues not in the interest of HOA members. He has all the information and has filed the report.

John said he approved the November 2024 financial statements, and they are posted on Avalon's website. Avalon's year-end financial status is in great shape and not withstanding any unforeseen circumstance, should continue into 2025. He said he has received twenty-seven annual dues so far this year, but it is not delinquent until January 1 of, 2025. He received a final check for the beach service income bringing the 2024 total received to \$17,603.

John said he received an additional Capital Contribution of \$1,500, from the sale of 280 Avalon Blvd. and he has also transferred \$43,900 of the Annual Dues to the Reserve Account in December.

Architectural Review Board (ARB) – Mark Beldon, Chairman: Mark reported the ARB met and approved several projects the previous month: 56 Ballamore--Front façade and overhang {{color brown}}; 361 Avalon -- remove dead palm tree; 240 Avalon—Replace windows & front door; 42 Alcolon Cove—repaint the house; and 36 Sagris Cove – New paver driveway/landscaping; and 179 Avalon—Roof replacement.

Mark said the owners of Lot 128 submitted the plans to the county with the appropriate specifications meeting Avalon's Covenants and subsequently approved by the ARB.

Mark said the ARB denied the owner's request for a new paver driveway at 56 Ballamore Cove. The new paver driveway is not certified in its present configuration to comply with Avalon's Master Stormwater Plan nor Walton County's Stormwater requirements. Mark said the ARB sent the owners a letter requesting compliance with a deadline of March 1, 2025 to meet either of the ARB's two options:1) retain an Engineer, architect or licensed stormwater consultant to do a stormwater management evaluation of the new paver driveway layout and entire house lot to certify compliance with the county's Stormwater Management requirements and provide the ARB with a signed MASTER STORMWATER PLAN LETTER of COMPLIANCE or {2} return the driveway to its previous configuration with a landscaped cut-out between the two garages and have it approved by the ARB.

Maintenance – Skip Atkinson, Chairman: Skip updated the Board on the information he received on resurfacing the Pickle Ball Court or installing the Titan Trax system. Re-asphalting the court will cost more because of taking down and reinstalling Maravilla's fence and any landscaping that may need replacing. Also, the asphalt has only a one-year warranty. The Titan

Trax PX system is a proven application for courts such as ours and the warranty is for five years. The cost for this system is \$63,800.

Skip said installing the permanent basketball goal on the south tennis court will take place after the first of the year. He recommended a group of volunteers {board members only} remove the old basketball goal and haul it off rather than paying someone \$150 minimum to do so.

Volunteers {Al Appling, Bob Westman, Ted Kleist, Skip Atkinson, and Charles Stults} were to meet at ten am the next morning. On the way there the next morning, we met the early birds, AL & Bob, returning from not only dismantling the goal but hauling it away before ten.

Landscape Committee – Bob Westman, Chairperson: Bob said C&C Landscaping plans to sign the contract tomorrow at the 4.28% increase as reported to the Board in October.

Security Committee—Ted Kleist, Chairperson: Ted said it has been noticeably quiet this month.

Social Committee – Mike LeSage, Chairperson: Mike said the Christmas social at the Marina Café has thirty-nine signed -up so it will be well attended. He is working January's social, and he will have a flyer on the website soon with the details. For information contact Mike via email mikelesage@me.com.

Old Business: NONE as of THIS MEETING:

New Business: Ted addressed the need for a Process under which the Avalon Rules Enforcement Committee, AREC, can operate and standardize issues before it for adjudication. The previous process, written by Skip Atkinson and a previous Avalon Board Member, gave the Board a blue print of the former process and the Secretary updated the language without changing the content and will now update the Process to conform with Florida Statue 720.305 and send it to Rick Shelley for final edification, since he will be working under the guidelines in the proposed Process.

The Board discussed how to increase proxies or even better improve attendance at the Annual Meeting because a QUORUM is needed to meet the obligations and conduct association business. The last two years, the percentage of participation was barely over the fifty percent minimum and having the to repeat the Annual Meeting because of a lack of a quorum is unacceptable. Board members discussed several options to increase owner interest and participation: 1} Earlier mailout of the second Annual Meeting Notice with the proxy including a self-addressed envelope; 2} placing a copy of the proxy on Avalon's website as PDF fillable with a note explaining the importance of returning it so it can be returned online; and 3} having a list comprised earlier so Board Members can contact those not remitting a proxy before the Annual Meeting. Additionally, having a DOOR PRIZE {RAFFLE} to increase the interest even further to

insure a quorum. The Board decided to have a DOOR PRIZE {RAFFLE} as a test to see if it generates more interest.

Al Appling made the motion to institute a DOOR PRIZE {RAFFLE} at the 2025 Annual Meeting. Those eligible to participate in the drawing are owners present and those submitting proxies. {{Board Members nor immediate family are not eligible to win}}. In Addition, an owner cannot win more than once regardless of the number of lots or residences owned. The first winner will receive \$200 , the second receives \$100 and the third \$50, second by Bob Faber, and the Board unanimously approved.

Ted said being President will require more of his time and he needs to find a replacement as Chairman. Ted asked Bob Faber if he would accept the position, he did.

Ted and Skip addressed the need for four new security cameras in the pool area. Our cameras are over twenty years old, and the pictures are not clear, especially compared to the newer models. Ted estimated the new cameras should be around \$1,000 or less. John Bundscho made the motion to purchase new pool cameras, second by Al Appling, and the Board unanimously approved.

Mark also addressed the ongoing correspondence with the Tanners at 20 Paginet about the mailbox in disrepair and extended and lengthy correspondence requesting they bring it up to Avalon's standards. The Tanners have not adequately remedied the issue to date, so the ARB voted unanimously to refer it to the Board for subsequent action. The Board discussed what actions the ARB had taken to date and decided to notify the Tanners setting forth the issue needing attention, the remedy, and the ensuing actions by the Board in the form of a fine. The Secretary will draft a letter conforming to the requirements of the ARB and adhere to the Florida Statute 720.305(2)(b)(d)(f). Al Appling made the motion to write a letter outlining the ARB violations, second by Bob Faber, and the Board unanimously approved.

Next Board Meeting: February 17th, 2025 {{No meeting during the month of January}}

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

With all business concluded, the Board adjourned at 2:30 pm.

Prepared December 22nd , 2024:

Charles Stults, Secretary
Avalon Beach Estates OA