

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

Date: January 14, 2025

Time: 6:00 pm

Place: Leeward Key Conference Room

Purpose: Monthly Meeting

In attendance:

Ted Kleist. President

Al Appling, Vice President

Skip Atkinson

Mike LeSage

Bob Faber

Bob Westman

Ken Ros by Phone

Charles Stults, Secretary

Absent:

John Bundscho, Treasurer

Mark Beldon, ARB Chairperson

Homeowners Present :NONE

Ted Kleist, President, said the Board needed to finalize a couple of issues needing immediate attention, and he will address each later in the meeting.

Minutes of the December 16th, 2024, 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. With no additions or corrections, Al Appling made the motion to approve, second by Mike LeSage, and the Board unanimously approved.

Treasurer Report- John Bundscho: In John's absence, Mike LeSage said John has filed the Beneficial Ownership Information Report with the U.S. Government's Financial Crimes Enforcement Network, containing information about each Avalon Board member.

Mike said John has approved the December 2024 financial statements and posted them on Avalon's website. So far ninety-eight owners have submitted their annual dues with thirty-one

still outstanding. Avalon's year-end financial status remains in great shape and should continue into 2025, notwithstanding any unforeseen circumstances.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: No Report.

Maintenance – Skip Atkinson, Chairperson: Skip said he had no report at this time but has several issues still outstanding. He needs warmer weather to proceed and address the bids received over a month ago.

Landscape Committee – Bob Westman, Chairperson: Bob said two magnolia trees are dead, and five are in the process of dying. He received a bid to remove two dead trees, \$2,000 {{ \$1,000 each}} and asked what the Board wanted to do. Al Appling made the motion to remove the two dead trees appropriating \$2,000 to cover the cost, second by Ted Kleist, and the Board unanimously approved.

Security Committee - Bob Faber, Chairperson: Nothing to report.

Social Committee – Mike LeSage, Chairperson: Mike said the next Social will be January 21st at Bonefish Grill. He is also trying to arrange the February 16th Social at Carrabba's. More to follow with a flyer on the website soon with the details. For information contact Mike via email mikelesage@me.com

Old Business: Ted addressed the previous discussion establishing a Process under which the Avalon Rules Enforcement Committee, AREC, can operate and standardize issues before it for adjudication. The Secretary gave each Board member a final copy with updated language referencing Florida Statute 720.305 (attached). Skip Atkinson made the motion to adopt the AREC Process, as presented, second by Mike LeSage, and the Board unanimously approved.

Ted addressed the Board's approving the purchase of four (4) new security cameras in the pool area. Last month Ted estimated the new cameras should be around \$1,000 or less and the Board approved the motion to purchase new pool cameras. But to meet the budget, several Board members will install the cameras. More to follow.

New Business: Ted addressed the continuing correspondence with the Tanners at 20 Paginet about the mailbox in disrepair. Last month the Board discussed sending a letter to the Tanners stating the issue, the remedy, and the ensuing actions by the Board in the form of a fine. The Secretary drafted a letter conforming to the ARB's requirements (attached), and adhering to the Florida Statute 720.305(2)(b)(d)(f) with the understanding the letter date and response time must coincide with the previously approved AREC Process. The Secretary gave each Board member a copy and Ted agreed to revise the dates and send the letter before the end of the

week. Ken Ross made the motion to approve the letter as presented and send it with the dates changed, second by Al Appling, and the Board unanimously approved.

Skip mentioned the requirements to have a beach bonfire just got more complicated. Al received the new beach bonfire application process via email from South Walton County and forwarded the information to each Board member. The previous blanket approval for Avalon owners will not apply in the future. Each individual owner must now apply for the permit. Skip will post this information on Avalon's website. He also reminded the Board, according to Avalon's Rules, renters cannot apply for a beach bonfire permit, owners must apply and be present at the time.

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

Next Board Meeting: NONE scheduled for the month of February 2025

With all business concluded, the Board adjourned at 6:30 pm.

Prepared January 22, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA