

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

Date: June 16, 2025

Time: 6:00 pm

Place: Leeward Key Conference Room

Purpose: Monthly Meeting

In attendance:

Al Appling, Vice President

John Bundscho, Treasurer

Skip Atkinson

Mike LeSage

Bob Westman

Diane Seerey

Charles Stults, Secretary

Ted Kleist. President by Phone

Ken Ross by Phone

Absent: NONE

Homeowners Present: NONE

Presidents Report- Ted Kleist: Al Appling, in Ted's absence, reported Walton County's agenda at the Board meeting several weeks ago addressed establishing an Erosion Control Line, ECL, for each beach in the county. Once established, the area designated below the ECL would be public and accessible to everyone, and beach vendors could not operate south of that line. The Board passed a motion to survey all beaches to determine the ECL location but, did not establish a timeline to complete the study nor determine how to mark the ECL, so it is apparent to everyone. The Board discussed how to enforce compliance, but they did not arrive at a solution other than suggest the Sheriff's Office provide enforcement.

Minutes of May 21st, 2025, Monthly Meeting: Al said the Secretary posted the Minutes on Avalon's website and previously emailed the minutes to all Board members and concerned parties. Diane Seerey made the motion to approve the minutes, second by John Bundscho, and the Board unanimously approved.

Treasurer Report- John Bundscho: John approved the June financial statements and posted them on Avalon's website. All owners are now current on their annual dues.

John reported South Walton Utility required Avalon to install a backflow preventor on the water supply to the pool, and our pool maintenance contractor did so to meet the County's requirements at a cost of \$900. The new backflow preventor passed the inspection, and the follow-up report sent to South Walton Utility.

John mentioned the pool operating license for this year increased from \$327 to \$500 annually. John passed out the year-to-date Budget vs Actual report and the owner's association remains in good shape through the first five months of this year.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Al, in Mark's absence, mentioned the County wants to identify rental properties, {{discussed thoroughly at the last Board Meeting}}, through signage and the County's sign specifications are slightly smaller than those listed in Avalon's Covenants, Conditions, and Restrictions, {{C,C&Rs}}. Mark wrote the addition to Avalon's Section XII to Avalon's Rules and Regulations, where the signage required by the County contains the same information but meets Avalon's C,C,&Rs. He ran it through our attorney, Robert Kaufman, and he filed the updated version of Avalon Beach's Rules and Regulations with Walton County Clerk of Courts on June 4, 2025.

Maintenance – Skip Atkinson, Chairperson: Skip discussed metering or auto facet shut off in the pool bathrooms. He said he received a bid of \$1,600. Diane Seerey made the motion to approve installing the auto faucet shut off, second by John Bundscho, and the Board unanimously approved. Skip said before he makes any commitment on the lighting sensors for the pool restrooms, he will consult with Mark Buckson about the best approach.

Skip mentioned the recently installed backflow preventor is exposed to golf cart traffic and it needs protection in the form of a wooden or metal box. He will ask Bill Stuck if he could build a wooden box adequate to protect it.

Skip said the pavers around the pool and pool house eaves need pressure washing for \$950 and \$450, respectively. Skip made the motion to do both, second by John Bundscho, and the Board unanimously approved.

The contractor is still waiting for the Pickle Ball court surface to arrive, and they will install it immediately along with the basketball goal.

Landscape Committee – Bob Westman, Chairperson: Bob reported the Board at the last meeting approved installing flower beds with Pink Muhly grass along the entire length of Avalon's property along Scenic Hwy 98, since Walton County permits parking in the grassy area in front of Avalon. This project is under contract with C & C Landscaping and will extend 475 feet along the entire length of Scenic Hwy 98, five(5) feet off the roadway, plants three(3) feet apart, and the beds two(2) feet wide. C & C should complete planting the pink muhly grass beds this week and hopefully prevent parking, since pine straw beds would not deter parking. The contract is for \$6,700 with \$4,700 being the cost of the flowers.

Bob reported palm tree trimming should start next week and owners wanting to trim their palm trees should go to the website for the contractor's number.

Security Committee – Ted Kleist, Chairperson: Al, in Teds absence, said Avalon had only minor parking violations since the last Board Meeting.

Social Committee – Mike LeSage, Chairperson: Mike said he has not planned any socials for the months of June – July -- August but the next social in September is a pool party sponsored by Ken & Linda Ross, scheduled for the September 20th with washout planed 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: Diane Seerey reported that the Beach gate lock is set for repair on Tuesday, June 16th.

The Board discussed informing the owners that the garbage can pick-up system is different than the previous method. Al wants to remind owners of the **RULES** concerning garbage collection:

- ✚ Place garbage cans on the curb at dusk and remove them promptly after morning pick-up and not left overnight.
- ✚ Waste Management scheduled pick-ups occur on Monday and Thursday, typically between 6:00 and 7:30 am.
- ✚ The garbage can pick-up system is different than before, and you must place garbage cans away from mailboxes and other trash containers allowing ample room for the retrieving arm to attach to the garbage can without interference.
- ✚ All garbage must be inside the cans, which should be able to close. Waste Management will not collect garbage bags placed outside of the can.
- ✚ To dispose of large bulk items, please arrange a special pick-up with Waste Management.
- ✚ Waste Management will continue to pick up yard waste {{trash}}.

New Business: NONE:

Next Board Meeting: August 4th, 2025

With all business concluded, the Board adjourned at 7:00 pm.

Prepared June 19, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

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