

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

Date: June 30, 2025

Time: 6:00 pm

Place: Leeward Key Conference Room

Purpose: Special Meeting{{Pool House Roof}}

In attendance:

Al Appling, Vice President

John Bundscho, Treasurer

Skip Atkinson

Mike LeSage

Bob Westman

Charles Stults, Secretary

By Phone:

Ted Kleist. President

Ken Ross

Diane Seerey

Absent: NONE

Homeowners Present: Mark Beldon, ARB Chairperson

Presidents Report- Ted Kleist: Ted called this meeting for the purpose of comparing contracts for reroofing the **POOL HOUSE ROOF** because of leaks in the men's bathroom.

Minutes of June 16th, 2025, Monthly Meeting: Al said the Board will address the Minutes from the previous Board Meeting and all other regular monthly agenda items at the August 4th monthly meeting.

Landscape Committee – Bob Westman, Chairperson:

Bob reported palm tree trimming{{contractor Tony Allegro}} should start next week{{weather permitting}} and owners wanting to trim their palm trees should go to the website for his number.

Maintenance – Skip Atkinson, Chairperson: Skip started the discussion on the bids he received on the POOL HOUSE ROOF. Other circumstances exist in favor of reroofing rather than repairing the existing roof. The insurance company may require replacement whenever and repair is not an option. John

Bundscho mentioned the Insurance Company usually requires replacing a roof after ten years of a shingle roof life of twenty to forty years. Trying to increase the life of a roof is risky, spending extra money thinking it will last into the future when the Insurance Company can require replacement before the end of the life span. Ken Ross addressed the contractor that just completed roofing his house, Specialty Roofers {{ SRI}}, also submitted a bid for roofing the pool house. He addressed his contract specifications containing a Wind Mediation with an unlimited wind speed warranty, GAF Timberline HDZ asphalt shingles, sixty mill thick underlayment, valley flashing, and a Certified & Fortified Certificate {{from the Insurance Institute}} guaranteeing the workmanship through third party inspection. Ted Kleist discussed the issues not found in the Destin Roofing bid; he will contact Destin Roofing to include these items missing or not clarified in their bid to make sure the contract proposals are based on the same specifications. Since the men's bathroom is currently leaking, Ted thought it prudent to get a contract in place as soon as possible. Diane Seerey made the motion to revisit Destin Roofing bid and have them 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, and a Certified & Fortified Certificate, and select the lowest bid, second by John Bundscho, and the Board unanimously approved.

Social Committee – Mike LeSage, Chairperson: Mike said he has not planned any socials for the months of June – July -- August but September's social is a pool party sponsored by Ken & Linda Ross, scheduled for September 20th with a make-up{{rainout}} 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: Mark mentioned the County has approved Lot 14 plans and they will begin clearing next week.

New Business: NONE

Next Board Meeting: August 4th, 2025

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

Prepared July 5, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

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