

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

Date: March 10, 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

Mike LeSage

Bob Faber

Bob Westman

Ken Ross by Phone

Charles Stults, Secretary

Absent: NONE

Homeowners Present:

Mark Beldon, ARB Chairperson by Phone

Terri Davis, ARB Member

Diane Seerey, ARB Member

Ted Kleist, President, discussed an issue that came before the Avalon Rules Enforcement Committee meeting recently requiring the need for a Code of Conduct. He recommended this Code of Conduct should pertain to any individual present and establish the conduct for those individuals appearing at Board Meetings, or any other meeting such as Architectural Review Board, ARB, and Avalon Rules Enforcement Committee, AREC, called to conduct business of the Avalon Beach Estates Owners Association or any meeting of the ARB or AREC committees. Ted discussed and provided a copy of his recommended Code of Conduct and asked the Board to adopt it for all future meetings.

Code of Conduct for Avalon's Meetings

Basic Rules of Respect are common Knowledge.

Please use common sense and best judgment

- **Treat all participants with kindness and respect.**
- **Value a diversity of views and opinions.**
- **Critique ideas, rather than individuals.**
- **Respect the process for meeting participation.**
- **Remain respectful and courteous to all in attendance (whether attendance is in-person or virtual).**
- **Refrain from demeaning, discriminatory, or harassing behavior and speech directed toward others.**
- **Refrain from disruptive or disrespectful conduct during other presentations.**
- **Refrain from using language or gestures that are lewd or obscene.**
- **Anger, rudeness, ridicule, impatience, and lack of respect for others and personal attacks are not acceptable behavior.**
- **The Board Chair is responsible for maintaining order. Failure to abide by the Code of Conduct may result in the forfeiture of the speaker's right to speak.**

John Bundscho made the motion to approve the Code of Conduct for all previously mentioned Avalon Meetings {{Board, ARB, and AREC}}, second by Mike LeSage, and the Board unanimously approved.

Minutes of January 14th, 2025, 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. Noting one correction needed, John Bundscho made the motion to approve the amended minutes, second by Al Appling, and the Board unanimously approved.

Presidents Report- Ted Kleist: Ted discussed the Bonfire permits now required by Walton County changing the procedures and requirements to obtain a beach bon-fire permit. Skip will post this information on Avalon's website under the **OWNERS ONLY** tab for owners wanting to

obtain a beach bon-fire permit. The County has rescinded the previous blanket approval for Avalon, so each individual owner must now apply for a permit.

He reminded the Board Maravilla will use Avalon's Dune-Walkover during the time it takes to construct their new beach access. Maravilla will also tear down a portion of their fence bordering Avalon to get heavy equipment on their property for maintenance.

Treasurer Report- John Bundscho: John has approved the February 2025 financial statements and posted them on the website. Currently four(4) owners are delinquent on their annual dues. Three owe the original \$1,500 dues assessment and one owner owes late fees with interest plus the original \$1,500 dues assessment.

John said the accounting firm has filed the 2024 Income Tax Return with Avalon paying \$891. He also seeks reimbursement for \$160.54 in postage, eight(8) certified letters and one(1) priority mail to owners who are late paying the Annual Dues.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Mark reported three owners received approval for new roofs: 59 Sagris Cove; 552 Avalon Blvd. and, 23 Alcolon. Also, fence replacement at 351 Avalon Blvd. and 226 Avalon Blvd. and new paver driveway and front walk with new landscaping at 462 Avalon Blvd.

Mark said the owner of Lot 14 submitted revised house plans, but the ARB needs more documentation prior to approval.

Maintenance – Skip Atkinson, Chairperson: Skip said activity on the basketball and pickle ball courts delayed until June.

Skip received bids to repair the stucco on the front Entrance signs for \$2,300 and the repairs completed in the next week or two. Charles Stults made the motion to approve, second by John Bundscho, and the Board unanimously approved the \$2,300 repair cost.

Skip also received bids to paint the Avalon signs at the front entrances for \$3,350. John Bundscho made the motion to approve, second by Al Appling, and the Board unanimously approved.

Board and ARB Members rode through the neighborhood and noticed driveways and walkways need pressure washing. Skip will post the Company that does the pressure washing for Avalon's sidewalks on the website.

Landscape Committee – Bob Westman, Chairperson: Bob said Wrightway LLC removed two dead magnolia trees along with grinding one of the stumps for \$260 below the approved cost. He has requested another price for removing another magnolia tree near the pickle ball court before repairing the court. C & C plans to install pine straw in the common areas in April but the

flower rotation and palm tree trimming are months away. Bob plans to meet with C & C about improving the appearance of the landscape bricks that border the islands at the front entrance.

Security Committee - Bob Faber, Chairperson: Bob reported Griffin Security started on March 1 and several owners, or guests, have already received parking violations, but owners are very cooperative about moving their vehicles. He said our beach has a new lifeguard and he seems very understanding of Avalon's expectations on the beach.

Social Committee – Mike LeSage, Chairperson: Mike said the next Social will be Sunday March 23rd at Bonefish Grill, social hour 4:30 with dinner at 5:00. If interested, please RSVP by Thursday March 20. He posted the flyer on Avalon's website and for further details contact Mike via email mikelesage@me.com

Old Business: Ted updated the Board on the installation of the four (4) new security cameras {{4 k with larger pixel}} in the pool area. Ted and Skip installed the cameras increasing image quality. The project budget was \$1, 000 but they did it for \$625 less.

Ted addressed the Tanner mailbox issue and why the Board established the Avalon Rules Enforcement Committee to address such issues. The AREC met {{Minutes Attached}} and approved the fine levied by the Board {{Motion to Approve Levy of Fine Attached}}. However, Mr. Tanner repaired the mailbox within the required period to the satisfaction of the ARB. Al Appling made the motion to suspend the fine based Mr. Tanner curing the mailbox repair complaint, second by John Bundscho, and the Board unanimously approved. Ted will write a letter notifying Mr. Tanner of the Board's decision.

Ted and Mark addressed the driveway issue at 56 Ballamore with Mark stating the owner has two options: reduce the driveway to the ARB's satisfaction or hire a consultant to establish permeability and resulting water runoff. He asked for a thirty(30) day extension and the ARB granted the extension.

New Business: Ted addressed the correspondence received from Mr. Tanner {{Tanner Observations Attached}} identifying owners in the neighborhood who are not in compliance with the C,C&Rs and he recommended the Board should also address several other issues. Board and ARB Members canvassed the neighborhood to determine the non-compliance issues in question. Mark Beldon, one of the participants, put together a comprehensive list of non-compliance issues needing attention {{Avalon Infractions List Attached}}. He compiled the list in the spirit of the covenants and not to downgrade an owner but to improve the aesthetic quality of the neighborhood and ensure C.C,&Rs compliance. If an owner does not take corrective action, he will receive a letter identifying the findings and corrective action needed. Based on the neighborhood canvas, three mailboxes failed to meet the C,C,&Rs standards {{42 Alcolon

Cove; 240 Avalon Blvd. and 597 Avalon Blvd.}} where the mailbox must be the same material as the house. Even though these houses appear on the Infraction List as not meeting the C,C,&Rs, the mailbox material did match the house trim , and each was well maintained and in good repair, so the Board discussed granting waivers because the mailbox material did match the trim. Al Appling made the motion to grant a waiver to the three owners, second by Mike LeSage, and the Board unanimously approved.

The Board discussed owners making improvements, changes to the house's exterior, or landscaping without ARB approval. To have uniformity and continuity within the neighborhood ensuring compliance with the C,C,&Rs, the ARB must approve each project. When in doubt apply to the ARB for approval. To ensure compliance, the Board discussed levying a fine for those not getting ARB approval prior to starting a project. John Bundscho made the motion that the Board may fine an owner should they not get ARB approval for changes to their property exterior including landscaping , second by Charles Stults, and the Board unanimously approved.

Next Board Meeting: April 21st, 2025

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

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

Prepared March 18, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA