

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

Date: May 21, 2025

Time: 6:00 pm

Place: Leeward Key Conference Room

Purpose: Monthly Meeting

In attendance:

John Bundscho, Treasurer

Skip Atkinson

Mike LeSage

Bob Westman

Ken Ross by Phone

Diane Seerey by Phone

Charles Stults, Secretary

Absent:

Ted Kleist. President

Al Appling, Vice President

Homeowners Present:

Mark Beldon, ARB Chairperson

Presidents Report- Ted Kleist: John Bundscho, in Teds absence, is the acting President and did not have a report.

Minutes of April 21st, 2025, Monthly Meeting: John said the Secretary posted the Minutes on Avalon's website and previously emailed the minutes to all Board members and concerned parties. Mike LeSage made the motion to approve the minutes, second by Skip Atkinson, and the Board unanimously approved.

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

John reported that the backflow preventer failed its annual inspection because a part cracked from last winter's freeze. The repaired part passed inspection, and the follow-up report sent to South Walton Utility. John passed out the year-to-date Budget vs Actual report and the owner's association remains in good shape through the first four months of the year.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Mark addressed the garbage cans situation on 58 Ballamore about leaving the garbage cans out longer than necessary during the week. The homeowner referred the issue to their Management Company -Ocean Reef- to resolve the situation. Mark will verify any improvement in the next couple of weeks along with other houses with renters. He said owners may or may not be aware of Walton County's new garbage collection method requiring delivery of new garbage cans to residential neighborhoods. Owners may request a smaller garbage can, thirty-five gallons, through the Walton County Sanitation Department.

Mark referred to the Walton County Ordinance Short Term Rental Ordinance , “ if the house is rented more than three {3} times per year, it must be certified with the county and with that, the signage must be placed on the house or on the property so that it can be viewed from the public right-of-way. The County wants to identify rental properties already registered with the county and those that are not. The County's sign specifications are slightly smaller than those listed in Avalon's Covenants, Conditions, and Restrictions, {C,C&Rs}, so Mark proposed adding 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 gave the Board a copy of his proposed text for Section XII, and if approved by the Board, he would run it through our attorney Robet Kaufman. The Board discussed the proposed addition, and Mike LeSage made the motion to approve standardizing the signage information to meet Walton County's requirements but must also be in accordance with Avalon's C,C,&Rs, second by Bob Westman, and the Board approved with two abstentions.

Mark discussed changing the color scheme of all Avalon Beach entrance and pool signs to keep up with the changing times, since they need painting. Mark provided several color options; however, the Board determined the owners should decide this matter at the Annual Meeting.

Maintenance – Skip Atkinson, Chairperson: Skip had timer switches installed for the exhaust fans in the pool bathrooms and suggested installing motion sensors for the lights to reduce wear and tear and save electricity. He also proposed metering the faucets in the pool bathrooms. He received two bids of \$1,400 and \$1,600 to implement the meters. The Board decided to table the issue and see if this continues to be a problem in the future.

Skip said the front signs need painting but will not pursue this until the Board decides on the color and/or sign replacement. Mark presented several options for a different color and possibly a different design, but the Board wants costs for both options so the owners at the Annual Meeting can make an informed decision. Skip said the bid to repair and paint the planters and paint the front entrance monuments and metalwork on top of the front wall is \$3,800. Painting the entire front wall will require an additional quote. Diane Seerey mentioned if the owners vote to change the color scheme, the wrought iron on the front wall should be

black, not green, because the front wall may need a different color to fit the color scheme. He said he has already ordered the green but will try to get it changed to black.

The contractor is waiting for the Pickle Ball court surface to arrive and install it along with the basketball goal during the month of June.

Landscape Committee – Bob Westman, Chairperson: Bob reported the three maple trees removed and the bill paid. At the last meeting, the Board voted to install flower beds along the entire length of Avalon's property since Walton County has granted permission to park in the grassy area in front of Avalon. Hopefully, this will prevent parking, since pine straw beds would not deter parking. He received a quote of \$6,700 with \$4,700 being the cost of the flowers. The proposed bed is two{2} feet wide and 175 feet long with 150 plants. To install the bed requires a permit and he has the permit in hand, waiting for C&C.

Security Committee – Ted Kleist, Chairperson: John, in Teds absence, read the report prepared by AI showing only minor issues reported during the previous month. Two were parking and one was noise and Security corrected each without incident.

Social Committee – Mike LeSage, Chairperson: Mike said he will not schedule any socials for the months of June – July --August with the next social in September being a pool party sponsored by Ken Ross. Mike will post a flyer on Avalon's website prior to with details. For further information contact Mike via email mikelesage@me.com.

Old Business: Mark said he filed a complaint with Walton County's Code Enforcement Department for 56 Ballamore regarding their unauthorized paver driveway with the center mulched section removed. The new driveway's storm water run-off may not conform to Avalon's Master Stormwater Management Plan and must be certified by a Stormwater Consultant and the Walton County Planning Department personnel.

New Business: NONE:

Next Board Meeting: June 16th, 2025

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

Prepared May 25, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

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