

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

Date: October 13, 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

Ken Ross

Diane Seerey

Charles Stults, Secretary

By Phone: John Bundscho, Treasurer

Absent: Bob Westman

Homeowners Present: Marlyn Sinclair, Mike Bourne, Stephanie & Daniel Benefield

By Phone: Mark Beldon, ARB Chairperson

Presidents Report- Ted Kleist: Ted mentioned several issues he will discuss later under Old Business, but the main objective is to approve a Budget for 2026.

Minutes of September 8th, 2025, Monthly Meeting: Secretary, Charles Stults, said he posted the Minutes on Avalon's website and previously emailed the minutes to all Board members and concerned parties. Charles made the motion to approve the minutes, second by Al Appling, and the Board unanimously approved.

Treasurer Report- John Bundscho: John approved the September financial statements, and they are posted on Avalon's website. The proposed 2026 budget compares actual 2023 & 2024 revenues and expenses and the forecasted 2025 results {{nine months of 2025 actuals and three months of estimates}}. We will end the year about \$8,000 over budget due to increased insurance costs, water

costs, and the cost of planting the pink muhly grasses on scenic Hwy 98 but partially offset by being under budget on legal costs. We have in the past had surpluses which will cover the 2025 shortfall.

There are two alternative 2026 Budgets proposals: (1) first assuming no changes to dues or planned reserve expenditures; (2) second assuming we hire a Community Association Manager, CAM, diverting \$300 per lot per year from the Reserves to Operating Income to cover the cost. The Board discussed both the status of the Budget and Capital Reserve because the pool house roof and refurbishing the Pickle Ball Courts put a dent in the overall reserve balance but excludes the pool replastering within the next two years. The ending percentages at the end of 2026, 2030 and 2035 were lower respectively in the short-term but over time would continue to grow without any other deductions.

Ken Ross asked the Board to consider reducing the amount needed to set aside for replacement of the pool house through the Capital Reserve because insurance covers most of the replacement cost, thus eliminating most of the funding requirement.

Diane Seerey made the motion to approve the budget before the Board excluding the \$40,000 for sign replacement but including the amount for the CAM, second by Al Appling, and the Board unanimously approved.

Security Committee – Ted Kleist, Chairperson: Ted had nothing new to report for the month of September except the same rental property issues continue week after week and month after month; parking, noise and garbage cans not removed from the street and once removed, remain visible from the street.

Landscape Committee – Bob Westman, Chairperson: Nothing to Report.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Mark reported no new applications for the last five weeks.

Maintenance – Skip Atkinson, Chairperson: Skip said the community's pressure washer remains in the shop because the gas tank is on back-order.

The contractor plans to repair the ceiling in the pool house next week at the cost of \$720 approved at the last Board Meeting. Because Skip Atkinson and Daniel Benefield responded quickly, they were able to contain and promptly repair the damage to the backflow preventer pump—caused by a golf cart—preventing costly repairs. A camera system installed earlier identified the culprit, who covered the backflow preventer repair costs.

Social Committee – Mike LeSage, Chairperson: Mike said the October Social is a Beach Bonfire sponsored by Rick Shelley set for October 18th. Mike scheduled the Annual Meeting Dinner at the Ocean Club, flyer forthcoming. For further information contact Mike via email mikelesage@me.com.

Old Business: Ted addressed hiring a Community Association Manager, as approved in the proposed 2026 budget, because Avalon owners are not stepping up to fill vacant Board positions as well as other positions: ARB, landscaping, security and Fine Committee positions and the Board feels a CAM can fill the void. Ted and several other Board Members have interviewed seven different management companies in the area and have selected one to present to the membership at the Annual Meeting. Ted expects the monthly cost for a CAM to be approximately \$3,000, which will absorb the current \$300 per lot per month allocated to the Capital Reserve Fund with no increase in the annual dues. The CAM will oversee the everyday operation coordinating contracts, insurance, beach service and security, scheduling monthly Board Meetings and preparing the minutes, and all annual Meeting notifications{{First and Second}}. The \$300 per lot assigned to bolster the Reserve Fund must get owner approval to reallocate to the Operating Fund thus the second scenario presented by John Bundscho in the Operating Fund Budget. Ken Ross made the motion to hire a CAM and present the Board's recommendation to the membership at the Annual Meeting, second by Al Appling, and the Board unanimously approved.

Ted addressed the recommendations of Mark Beldon and Diane Seerey replacing and updating the Avalon Beach signs at the front entrance and the pool. The process will also remove the Avalon Beach sign on the East of the property. Ken Ross made the motion to defer the sign replacement until later so the incoming Board can evaluate Reserve Fund balances due to current expenditures for the Pool House roof, the Pickle Ball Court refurbishment and replastering the pool in the near future, second by Al Appling, and the Board approved.

Ted addressed the issue of trash cans and parking violations noting the rentals continue to be the main violators. Ted offered a fine schedule seeking to curtail many of the recurring offenses. Ken Ross wants to limit the total fines that may be levied in the aggregate to the following: ARB violations can be fined \$500 per violation with an aggregate amount not to exceed \$5,000; and other violations \$50 per violation with an aggregate amount not to exceed \$1,000. Ken Ross made the motion to accept the FINE SCHEDULE as amended, second by Diane Seerey, and the Board unanimously approved.

This FINE SCHEDULE should cover the homes with excessive amounts of bedrooms as opposed to the number of cars per house. The By-Laws allow only four cars per home and large rental units with excessive parking requirements must make arrangements to park elsewhere. The Board plans to compare the number of bedrooms for each rental house advertised on the website to the plans submitted to and approved by Walton County.

Also, Avalon plans to address electronic voting and Cloud storage at the next meeting.

New Business: None

Next Board Meeting: Scheduled by new Board at the Reorganizational Annual Meeting.

With all business concluded, the Board adjourned at 8:00 pm.
Prepared October 24, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

Annual Meeting: November 8th {{Saturday}} @ 10:00am