

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

Date: September 8, 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

Bob Westman

Mike LeSage

Charles Stults, Secretary

By ZOOM call:

Ken Ross

Diane Seerey

Absent: NONE

Homeowners Present: Mark Beldon, ARB Chairperson; Teri Davis, ARB Member and Donna & Mike Arnholtz

Presidents Report- Ted Kleist: Ted has several issues he will address later in the meeting.

Minutes of August 4th, 2025, Monthly Meeting: Ted said the Secretary posted the Minutes on Avalon's website and previously emailed the minutes to all Board members and concerned parties. John Bundscho made the motion to approve the minutes, second by Al Appling, and the Board unanimously approved.

Treasurer Report- John Bundscho: John approved the August financial statements, and they are posted on Avalon's website. He received a construction deposit of \$2,500 for Lot 128 and paid Specialty Roofers \$24,798 for the new pool house roof, being the first Reserve Expenditure of the year. The Reserve Fund will pay a portion of the Pickle Ball Courts.

John gave the 2025 eight-month Budget to Actual and the Income less Total Expenses and Capital Reserve Expenditures is excellent so far this year.

Landscape Committee – Bob Westman, Chairperson: Bob is concerned the grass on the Scenic Hwy 98 is not growing fast enough to discourage parking. He will consult C&C for a solution.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Mark reported the only issue needing ARB approval is a new driveway at Dick Mark's residence. Mark said the trash can issue continues at 40-56-57-58 Ballamore and 280 Avalon Blvd. and after several notifications they continue to violate the Covenants, Conditions, & Restrictions by leaving garbage cans out longer than necessary.

Mark mentioned Lot 128 advertised as a six bedroom through their website site, but the plans approved by the ARB and Walton County Planning Commission was a five bedroom as opposed to the six advertised. The additional bedroom requires additional parking spaces which the lot cannot carry. Mark had Robert Kaufman write a letter to the owners of Lot 128 seeking compliance with the current plans as approved by the ARB. {{Attached}}

Mark indicated that the new home on Lot 14 (under construction) installed an unapproved partition wall in Bedroom #3 (second floor) adding an additional Bedroom to the house. The ARB and Walton County Planning Department approved the house plans with six(6) bedrooms and six(6) parking spaces in early 2025. Per Avalon's Rules and Regulations, this was the maximum allowable bedroom count for this house, and it could not be determined if other bedrooms had similar partition walls. Under Mark's direction, Robert Kaufman issued a CEASE & DECEASE Order to Lot 14 halting construction and notified the Walton County Building Department and our Commissioner, Donna Johns. The contractor removed the unapproved partition wall on Monday September 15th. Donna Johns informed Mark that Billy Bearden, the Building Department Manager, will complete all remaining County permit inspections to ensure the construction matches the approved plans.

Maintenance – Skip Atkinson, Chairperson: Skip said the contractor completed the Pickle Ball Courts and the Basketball goal construction last Tuesday.

Since the pool, being a common area, does have an address, 373 Avalon Blvd., and in case of an emergency for those needing immediate assistance, the 911 call operator can dispatch an emergency team to the area. The Board ordered two signs, one at the pickle ball court and the other at the pool, so those needing assistance will know the emergency location.

Skip said the gas tank on the community's pressure washer needs replacing or buy a new one. The Board decided to repair the old pressure washer.

The dry wall on the pool house needs repair due to the roof leaking in the past. Skip, securing a bid of \$720, made the motion to repair the drywall, second by John Bundscho, and the Board unanimously approved.

Security Committee – Ted Kleist, Chairperson: Ted had nothing new to report for the month of August.

Social Committee – Mike LeSage, Chairperson: Mike said the September social is a pool party sponsored by Ken & Linda Ross, scheduled September 20th with a make-up{{rainout}} planned for the 27th. Mike posted a flyer on Avalon's website with details. For further information contact Mike via email mikelesage@me.com.

Old Business: Ted addressed the issue of trash cans and parking violations noting the same owners, rentals, continue the violations. Ted offered a fine schedule seeking to curtail many of the recurring offenses. The Board will study the fine schedule and take further action at the next Board Meeting. Robert Kaufman suggested the Board has the authority to adopt a fine schedule at a regular Board Meeting, but subject to Florida Statue 712 where the fine amount cannot be in aggregate of \$1,000. However, the Board can approve language in the By-Laws where fines can increase when violators continue to ignore the C,C,&Rs and infringe on the rights of others.

Ted addressed the recommendations of Mark Beldon and Diane Seerey replacing and updating the Avalon Beach signs at the front entrance and leading to the pool. The process will also remove the Avalon Beach sign on the East of the property. The Board received several options with cost for each and needs to agree on three options for presentation at the Annual Meeting.

Ted also addressed the need for a Common Area Manager, CAM, because many of the current Boad members have held positions for six years or more and other owners have failed to volunteer their time an effort to ensure the community runs smoothly and adheres to all Rules and By-Laws. 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}}. John Bundscho will budget for the cost of a CAM and the effect on the income statement.

New Business: None

Next Board Meeting: October 13th, 2025

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

Prepared September 24, 2025:

Charles Stults, Secretary
Avalon Beach Estates OA

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