

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

Date: October 16, 2024

Time: 6:00 pm

Place: Leeward Key Conference Room

Purpose: Monthly Meeting

In attendance:

Al Appling

Dick Marks, Vice President

John Bundscho, Treasurer

Mike LeSage

Bob Faber

Ted Kleist

Charles Stults, Secretary

Absent:

Bob Westman

Ken Ross

Homeowners Present:

Skip Atkinson and Mark Beldon

Al opened the meeting saying our attorney, Robert Kauffman, completed the letter addressing the issues at 56 Ballamore. Mark Beldon will coordinate sending the letter and address this in the Old Business Section of the Agenda.

Minutes of the September 23rd Monthly Board Meeting: Al said the September Minutes are posted on Avalon's website. The Secretary previously emailed the minutes to all Board Members and concerned parties. With no additions or corrections, Dick Marks made the motion to approve, second by John Bundscho, and the Board unanimously approved.

Treasurer Report- John Bundscho: John approved the September 2024 financial statements, and they are posted on Avalon's website. John said the largest issue before the Board is the 2025 Budget, since it drives the homeowner dues for the ensuing year. He discussed three projects needing attention: permanent Basketball Goal on the south tennis {{{\$4,943}}}, resurfacing the pickle ball court {{{\$63,805}}}, replace the pool house roof {{{\$32,000}}}, and replaster the swimming pool {{{\$45,000}}}. He presented four(4) slides illustrating the anticipated

reserve balances based on the common area expenditures, previously mentioned, falling below 50%, which is below the Board's target of 70% at the end of the five-year planning period, 2027. The Board at the last Annual Meeting forecasted the Reserve balance to be 60% but with the pending expenses, the ending balance will be 45% or less. Should the Insurance Company require a new pool house roof, the Reserve Fund balance decreases to 43% funded.

John anticipates reaching the 70% Reserve Funding goal by the end of 2027 requires increasing the association dues \$340 per lot per year for three(3) years or a Special Assessment sometime soon. All Board members agreed the potential 43% to 45% funding percentage is unacceptable.

The Board discussed timeline for each project and recommended allocating the costs to move and replace the basketball goal to this year's operating expense, and push-back the other projects : pickle ball court in 2025, pool house roof to 2026, and the pool plastering in 2027. This will let the reserve fund accumulate additional funds to partially offset the cost. John said once the reserve fund reaches 70% and the previously mentioned common area items repaired, the Board can reduce the Reserve Fund contribution. John will rework the Capital Reserve Funding requirements and have them at the Annual meeting.

Dick Marks said reaching the Board's previous goal of 70% funding for the Capital Reserve by the end of the five (5) year planning period, 2027, needs an immediate infusion. Dick made a motion to increase the annual association dues by \$300 per Lot with this amount going to replenish the Reserve Fund, commencing with the 2025 billing cycle, second by Ted Kleist, and the Board unanimously approved.

Architectural Review Board (ARB) – Mark Beldon, Chairperson: Mark reported the ARB met and approved four projects during the previous month: new paver driveway ,front walk, and patio extension at 586 Avalon Blvd., landscaping at 50 Sagris Cove, roof replacement at 361 Avalon Blvd, and adding exterior lighting at 30 Ballamore.

Maintenance – Skip Atkinson, Chairperson: Skip updated the project list saying the pressure washing of the Association's sidewalk and curb, repair of the front landscape lights, pool deck depth and warning tiles replacement are complete. He mentioned several specific pool area projects are also complete: clean, repair and repaint the pool wall, repaint the metal fencing, replace hinges on the storeroom door, replace security flood lights in the breezeway, replace flood light sensors at the north and south end of the pool house, and replace two light fixtures in the Men's and Ladies' bathrooms. He said a short-term list of other projects remain: repair and repaint the entrance signs and surrounding structures, repair and repaint the metal fencing along the Association front wall and install a permanent basketball hoop. Skip reminded the Board the following large projects remain and need addressing soon:

- ✚ Resurfacing {re-design} the Pickle Ball court at a cost of \$60,000 - \$65,000,
- ✚ Replaster the pool, and
- ✚ Replace the pool house roof.

Skip said he received a bid of \$4,900 to install the permanent basketball goal on the south tennis court with a special hinge that allows laying the goal down in case of high winds. John Bundscho made the motion to install the permanent goal on the south tennis court, second by Dick Marks , and the Board unanimously approved.

He also said the pool furniture was not as bad as anticipated, and the Board can decide to repair or replace these items later rather than sooner.

Mark Beldon ordered the lights for the Dune Walkover, and he will install them as soon as they arrive.

Landscape Committee – Bob Westman, Chairperson: In Bob’s absence, Al gave the Landscape report. C&C Landscaping filed for an increase in the weekly pool clean-up activities and agreed to an increase of 4.28 % increase for the 2025 year. John Bundscho made the motion to accept the proposed 2025 contract, second by Ted Kleist and the Board unanimously approved.

Security Committee—Ted Kleist, Chairperson: Ted said only one (1) parking issue arose and, in his absence, Dick Marks took care of it. Ted said he continues to update the list of rental owners so Security can notify their management companies in case of an emergency.

Social Committee – Mike LeSage, Chairperson: Mike said the October Beach Bon Fire Social hosted by Rick and Kim Shelley was well attended and all had a great time.

The next Social is the Annual Meeting dinner on November 9th at the Ocean Club. He will post a flyer on the website with the details. For information contact Mike via email mikelesage@me.com.

Old Business: Mark Beldon and Robert will finalize the letter concerning Covenant violations by 56 Ballamore. He nor any ARB member has received any response from the Browns on the violations. He said the letter addresses nonconformance to Avalon’s Covenants, Conditions, and Restrictions, i.e., not returning the driveway to its existing configuration, and replacing the front roof section with compliant material.

New Business: Al asked the Board Members for any pictures concerning the activities or projects completed so he can include them in the Annual Meeting presentation.

Next Board Meeting: To Be Determined by the incoming Board.

Annual Meeting: November 9th, 2024

With all business concluded, the Board adjourned at 7:20 pm.

Prepared October 20th, 2024:

Charles Stults, Secretary
Avalon Beach Estates OA