

Avalon Beach Estates Owners Association, Inc.
Reorganization Meeting Minutes
2025-26 Board of Directors

Date: November 8, 2025

Time: 12:30pm

Place: Leeward Key Conference Room
Leeward Key Condominium Complex
Scenic Hwy #98
Miramar Beach, FL 32550

Purpose: To ORGANIZE the incoming Board by electing Officers for the 2025-26 year and conduct any other business, as necessary.

Due to the outgoing officers not seeking reelection {{Ted Kleist(President), Al Appling(Vice President), and John Bundscho(Treasurer)}}, Charles Stults called the meeting to order and thanked the previous Board Members, Mike LeSage, Ken Ross, Skip Atkinosn, and Diane Seerey for remaining on the Board for another year. He also welcomed the new 2025-26 Board members, Rick Shelley, and Jim Burton nominated from the floor during the meeting. Charles asked for volunteers to fill all positions for the ensuing year noting most of the Board's functions are now in the hands of the new Community Association Manager, CAM, commencing January 1st, 2026.

Officers for the 2025-26 Year:

President:	Diane Seerey
Vice-President:	Jim Burton
Treasurer:	Ken Ross
Secretary:	Charles Stults

The Board then discussed Committee Chairs for the 2025-26 year, and the following Board Members and owners agreed to fill the positions shown below.

Committee Chairs:

Architectural Review Board (ARB):	Mark Beldon and Terri Davis,
Security/Wedding:	CAM
Social:	Mike Lesage
Beach Activities:	CAM
Landscaping:	CAM
Maintenance:	Skip Atkinson/CAM

Diane Seerey thanked the Board and will continue the great effort through putting Avalon first in every way.

The Board plans to meet again on January 19th at 4:00 pm.

The Board adjourned at 1:00 pm with all business concluded.

Prepared November 11, 2025,

Charles Stults, Secretary
Avalon Beach Estates OA