

AVALON OF NAPLES CONDO II, A CONDOMINIUM.

MEETING OF THE BOARD OF DIRECTORS

MINUTES

The meeting was held on October 15, 2020 at 4:00 p.m. at the Avalon of Naples Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.

1. Call to Order:

The meeting was called to order at 4:03 p.m.

Directors Present:

- William Ghauri.
- Matthew Zifrony. Via Phone

Also, Present:

- Philippe Gabart from Vesta Property Services.
- 5 Unit owners.

2. Determination of Quorum and Proof of Due Notice of Meeting:

At this time a quorum was established, and Philippe Gabart gave Proof of Notice.

3. Approval of the Minutes:

A motion made by Matthew Zifrony and seconded by William Ghauri, to approve the draft minutes of 7/23/2020 as presented, passed unanimously.

4. President's Report:

- Overall review of Master Association turnover.
- Discussion of proposed merger between all Associations.

5. Treasurer's Report:

William Ghauri reported:

a. Latest Financials review

- As of August 31, 2020, the Association is in good standing.
- Due to the opening of a line of credit, the Association has now added an additional operating account with Valley National Bank.

Avalon 2 Condo Association - Financial Summary - PE August 31, 2020

Balance Sheet

ASSETS

Operating Assets	73,473
Reserve Assets	60,027
Total Assets	\$133,500

LIABILITIES & EQUITY

Operating Liabilities	46,179
Reserves Liabilities	59,851
Equity	27,469
Total Liabilities and Equity	\$133,500

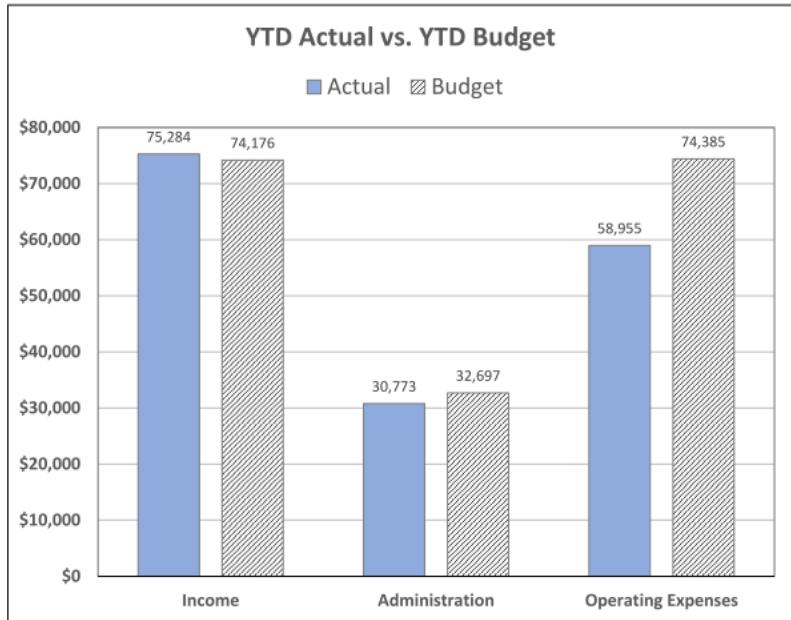
Reserves

Unallocated (interest)	8
Roof Replacement	28,072
Building Painting	31,771
Fund Balance	176
Total Reserves	\$60,027

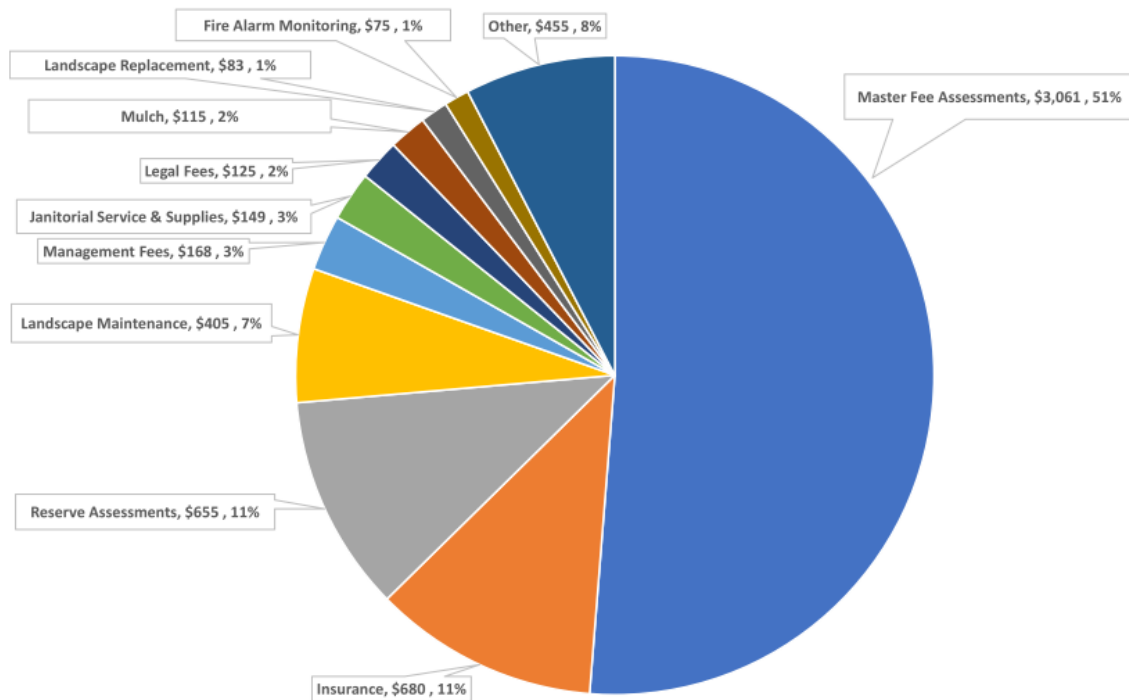
Bank Account Balances

Alliance Association Bank (Operating)	\$27,165
Alliance Association Bank (Reserve)	\$60,027
Valley National Bank (Operating)	\$17,727
Total Account Balances	\$104,920

Income & Expenses



Avalon 2 - 2021 Budget Breakdown - Annual Cost Per Unit --- \$5,972



b. Delinquencies update:

- Minor late fees are still pending.

c. 2021 Proposed budget:

- Review of the 2021 Proposed budget draft.
- The budget will be mailed to all owners 14 days prior to final approval at the November meeting.

A motion made by William Ghauri and seconded by Matthew Zifrony to approve the draft budget 2020, as presented for mailing to all owners, passed unanimously.

6. Manager's Report:

a. Homeowners issues.

William Ghauri provided a general view of issues raised by owners:

- Speed limits.
- Guest parking Signs.
- Main gates closing.
- Rules and Regs for the Master.
- Creation of Committees.
- Master Turnover Process.

b. Pressure washing schedule:

- Pressure washing of common areas scheduled for October 23 -30.

c. 2020 Annual meeting:

- Association 2020 Annual meeting scheduled for December 23, 2020 at 5:00 pm.

7. Committees Report:

a. Landscaping:

I. Mulch Proposals:

- Review of acquired bids for mulch application.
- It was recommended to select Greenside Up for the price of \$5,330.00 with comparable quality

A motion made by Matthew Zifrony and seconded by William Ghauri, to approve the mulch proposal from Greenside Up as presented passed unanimously.

b. Communication:

- The Master Board is currently working with MSWebservices to create an Avalon Communities website.
- The site will be partially available in November 2020.

8. Old Business:

a. Use of Common Amenities and Phase 3:

- Master Board will be posting a disclosure notice related to the usage of amenities during the COVID 19 period.

9. New Business.

a. Hulett Pest Control agreement:

- Hulett Pest Control provided a comprehensive proposal package for all condominiums and Master for general pest maintenance on a bi-monthly basis and rodents with quarterly service.
- To be effective all Associations must agree to switch service for a starting date of 1/1/2021.

A motion made by Matthew Zifrony and seconded by William Ghauri, to approve the proposal from Hulett Pest Control as presented, passed unanimously.

- **Delegating operating authority to the Master:**
- Master Board is currently working with the Association legal counsel and Sub-Association Board to prepare the corporate merger of all condominiums. The procedure will allow the fusion of operating budgets, a single Board of Directors and centralized services.

10. Adjournment:

With no further business for the Board to discuss, William Ghauri moved to adjourn the meeting and Matthew Zifrony seconded the motion. Meeting was adjourned at 5:10 p.m.

**Philippe Gabart, CAM
For the Board of Directors**