AVALON OF NAPLES CONDO II, A CONDOMINIUM. MEETING OF THE BOARD OF DIRECTORS

MINUTES

The meeting was held on February, 2020 at 05:30 p.m. at the Avalon of Naples Master Clubhouse located at 6910 Avalon Circle, Naples FL 34112.

1.	Cal	l to	Or	der:
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The meeting was called to order by at 5:32 p.m.

Directors Present:

• Matthew Zifrony. Via phone

William Ghauri.

Also, present:

- Philippe Gabart from Vesta property Services.
- 9 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 1/16/2020 as presented, passed unanimously.

4. President's Report:

William Ghauri reported:

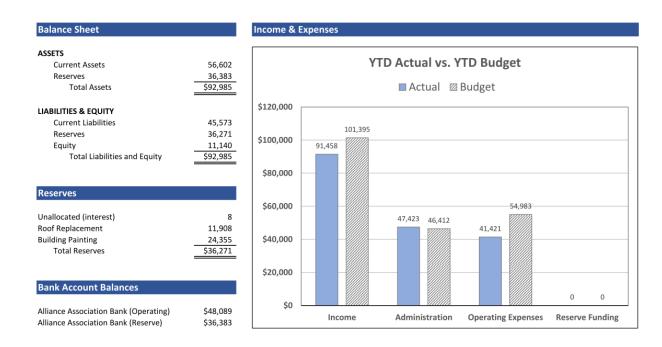
General comments.

5. Treasurer's Report:

William Ghauri reported:

a. December 31, 2019 financial review.

Avalon 2 Condo Association - Financial Summary - PE December 31, 2019



December expenses and income are under or on budget.

b. Delinquencies update.

All delinquencies have been collected except for small balances.

6. Manager's Report:

- General reporting on Master common elements and amenities affecting owners of Avalon of Naples, Condo 2.
- BBQ grill is still not available for cooking while parts are on order.

7. Old Business:

a. Landscaping:

 Bill Ghauri reported that Stahlman Landscaping has completed the general planting and landscape enhancement around all buildings approved by the Association.

8. New Business

- a. Roofs Annual inspection:
- An exterior inspection of the building roofs has been requested and bid inquiries placed with several vendors.

- The roof warranty for each building is 3 years based on the issuance date of the certificate of occupancy.
- It was agreed that for now the roofs are still quite new and an inspection was not necessary while still under warranty.
- b. Pest Control Guest Bill Williams Stahlman Pest Control:
- Bill Williams provided a general review of pest control at Avalon of Naples and typical problems encountered by owners in a condominium environment. Discussion ensued. Among the topics covered were rodents, millipedes and ants.

Adjournment:

With no further business for the Board to discuss, William Ghauri moved to adjourn the meeting and Matthew Zifrony seconded the motion. Meeting adjourned at 6:15 p.m.

Philippe Gabart, CAM
For the Board of Directors