

# **AVALON OF NAPLES CONDO II, A CONDOMINIUM.**

## **MEETING OF THE BOARD OF DIRECTORS**

### **MINUTES**

The meeting was held on June 25, 2020 at 5:32 p.m. **COVID-19 (Coronavirus) precautionary measures - Conference call only. Listen-in for owners.**

#### **1. Call to Order:**

The meeting was called to order at 5:32 p.m.

#### **Directors Present:**

- William Ghauri.
- Matthew Zifrony.

#### **Also, Present:**

- Philippe Gabart from Vesta Property Services.
- Guest Speaker – Representative from Stahlman Landscaping
- 12 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 5/28/2020 as presented, passed unanimously.**

#### **4. President's Report:**

None

#### **5. Treasurer's Report:**

William Ghauri reported:

##### **a. May 31, 2020 Financial Review:**

## Avalon 2 Condo Association - Financial Summary - PE May 31, 2020

### Balance Sheet

#### ASSETS

|                       |                  |
|-----------------------|------------------|
| Current Assets        | 43,056           |
| Reserve Assets        | 52,146           |
| Homeowners Receivable | 1,630            |
| Other Assets          | 7,321            |
| <b>Total Assets</b>   | <b>\$104,153</b> |

#### LIABILITIES & EQUITY

|                                     |                  |
|-------------------------------------|------------------|
| Current Liabilities                 | 27,983           |
| Reserves Liabilities                | 51,991           |
| Equity                              | 24,179           |
| <b>Total Liabilities and Equity</b> | <b>\$104,153</b> |

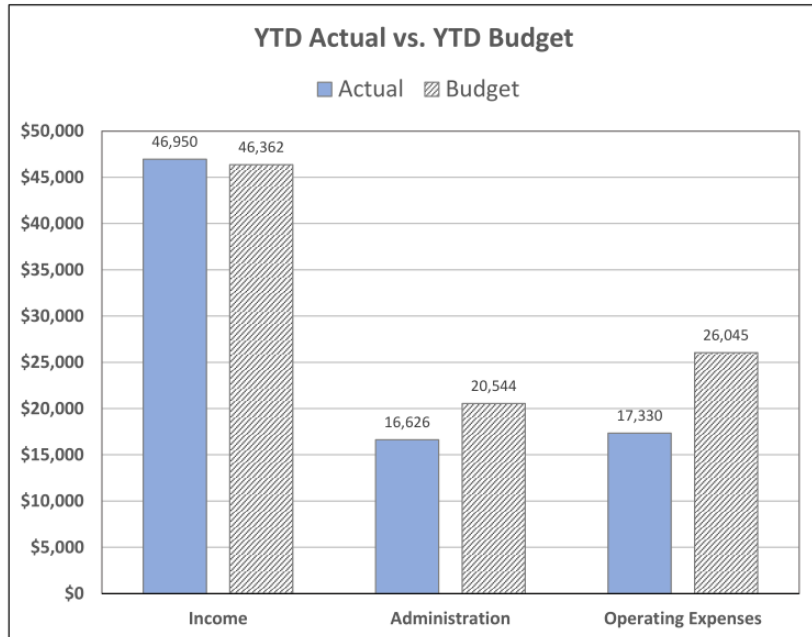
### Reserves

|                        |                 |
|------------------------|-----------------|
| Unallocated (interest) | 8               |
| Roof Replacement       | 22,684          |
| Building Painting      | 29,299          |
| <b>Total Reserves</b>  | <b>\$51,991</b> |

### Bank Account Balances

|                                       |          |
|---------------------------------------|----------|
| Alliance Association Bank (Operating) | \$43,056 |
| Alliance Association Bank (Reserve)   | \$52,146 |

### Income & Expenses



- May expenses and income are under or on budget.

#### b. Delinquencies Update:

- A few remaining small balances.
- Only account under collection with the attorney was paid and funds dispersed.

#### c. On Demand Line of Credit:

- A line of credit application request of \$250,000 is in progress with Valley Bank.

### 6. Manager's Report:

#### a. Master Common Areas – Storm Drains Update:

- General review of the drainage issue near building 15 during heavy rains.
- Request to meet with Neal Land Development team was requested.

#### b. Pest Control Update:

- Palm rats have increased their activities along the buildings near the preserves at Avalon 1 and 3.
- Stahlman Pest Control has applied liquid repellent along the buildings and added several bait boxes at specific locations.

**c. Guest Parking on Common Areas:**

- No Parking at any time in community roadways, other than for the purpose of active deliveries, loading, or unloading.
- The Amenity parking area shall only be utilized by residents and guests present at, and in use of the Amenity.
- Cut-Out parking (46 spaces) shall only be used for guest parking, and only for reasonable periods of time; Resident-owned vehicles shall only be parked in resident driveways and garage spaces; Residents shall not utilize any Amenity or Guest parking spaces for regular parking of their vehicles, excepting such occasions temporary in nature and reasonable in duration that may prevent them from parking within their own driveway or garage spaces.

**7. Committees Report:**

**a. Landscaping:**

1. Weed control alternatives:

Representative from Stahlman, Thomas reported:

- Review of available “organic herbicide products” available to control the weeds instead of using traditional brands such as Roundup.
- Alternative products are generally more expensive, and effectiveness reduced.

**b. Communication:**

- Summary of website options for all communities.

**8. Old Business:**

**a. COVID-19 (Coronavirus) update:**

- The Board meeting is conducted via conference call due to COVID-19.
- General review on FL executive orders and CDC guidelines.
- The pool is open, but owners have to bring their own chairs.
- Clubhouse building is still closed except for the bathrooms.

**9. New Business.**

None

**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 adjourned at 6:10 p.m.**

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