

# **AVALON OF NAPLES 3, CONDOMINIUM ASSOCIATION, INC.**

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

### **MINUTES**

The meeting was held on November 23, 2020 at 5:00 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 by Philippe Gabart CAM at 5:01 p.m.

#### **Present:**

- Robert Carubia
- Mike Harris

#### **Also present:**

- Philippe Gabart, CAM, Sterling Property Services
- 1 unit owner

#### **2. Proof of due notice of meeting:**

Philippe Gabart gave proof of notice.

#### **3. Approval of the Minutes:**

**A motion made by Mike Harris, and seconded by Robert Carubia, to approve the draft minutes of 10/27/2020 passed unanimously.**

#### **4. Owners Comments on agenda items:**

- General questions on agenda items.

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

- Avalon of Naples Communities website is currently under development.
- Scheduled launch is after Thanksgiving.

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

##### **a. Latest Financials review:**

- Review of combined financials of all Associations provided.
- All Associations as of 10/30/2020 are in good standing.
- Avalon 3 is also in line with approved budget for 2020.

b. Delinquencies update:

- Several delinquencies to be noted for the fourth quarter.

c. 2021 Proposed budget:

- Review of the proposed 2021 proposed budget.
- Budget was mailed to owners 14 days prior to approval.

**A motion made by Mike Harris, and seconded by Robert Carubia, to approve the 2021 proposed budget as presented, passed unanimously.**

**7. Manager's Report:**

- Pressure washing of all common areas has been completed.

**8. Committee Report:**

**a. Landscaping:**

- Mulch application on common areas was completed early November.
- All palms have been trimmed.

**b. Avalon 3 -Turnover Committee update:**

- Avalon 3 turnover assessment is currently in progress.

**9. Old Business:**

None

**10. New Business:**

None

**11. Adjournment:**

**With no further business to discuss, there was a motion by Mike Harris, to adjourn the meeting at 6:00 p.m.**