

AVALON OF NAPLES MASTER, CONDOMINIUM ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

MINUTES

The meeting was held on November 19, 2020, 2020 at 5:00 p.m. at the Avalon of Naples Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.

Listen-in for owners via conference call.

1. Call to Order

The meeting was called to order by William Ghauri at 5:00 p.m.

Present:

- Robert Carubia
- Dona Frusher
- William Ghauri

Also present:

- **Philippe Gabart, CAM, Sterling Property Services.**
- **10 owners attended in person**

2. Proof of due notice of meeting:

Philippe Gabart gave proof of notice.

3. Approval of the Minutes:

A motion entered by Dona Frusher to approve the draft minutes of 10/12/2019 was seconded by William Ghauri and unanimously approved.

4. Owners' comments on agenda items.

- General questions on landscaping, gate closure, guest parking signs.
- Owners' request and inquiry to Board must be forwarded to manager.

5. President's Report:

- a. General discussion:

William Ghauri provided a review on the following items:

- Speed limit signs.
- Gate Closing.
- Master turnover list and procedures.
- New pest control Company.
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6. Treasurer's Report:

- a. Latest Financials review:

Robert Carubia reported:

- October 31, 2020 financials Master and sub-Associations.
- Review of the 2021 proposed budget
- Review of Reserves summary.
- Review of liabilities.

7. Manager's Report:

- a. Guest parking signs update:

- Guest Parkin signs have been ordered and will be installed shortly.
- Parking enforcement will start late November.

8. Committee Report:

- a. Landscaping:

Dona Frusher reported on:

- Mulch application.
- Palm trimming.
- Master landscape enhancement.
- Condominium landscape enhancement.

- b. Communication and website:

- General review of the website structure and goal for the Communities.
- Website should go live after Thanksgiving

- c. Turnover Committee:

- Review and update from the Turnover Committee first orientation meeting.
- Preparation of a punch list.

- d. Rules and Regs:

- Rules and Regulation Committee will be in charge preparing a draft for the Master Association and Common areas.

9. Old Business:

- a. 2021 Proposed budget approval:

A motion entered by William Ghauri to approve the 2021 proposed budget as presented was seconded by Robert Carubia and unanimously approved.

- b. Envera – Amazon Key proposal:

William Ghauri reported on the Envera/Amazon Key:

A smart fob seamlessly integrates into your existing gate system. Then Amazon drivers can request access through their app for authorized, time-limited, & delivery of packages. Discussion ensued

A motion entered by William Ghauri to approve the proposal from Envera to install the Amazon Key as presented, seconded by Robert Carubia and unanimously approved.

10. Adjournment:

With no further business to discuss, there was a motion by Philippe Gabart, CAM to adjourn the meeting at 6:15 p.m.