

AVALON OF NAPLES MASTER, CONDOMINIUM ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

MINUTES

The meeting was held on December 28, 2020 at 5:03 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 5:01 a.m.

Present:

- Robert Carubia
- Dona Frusher
- William Ghauri

Also present:

- Philippe Gabart, CAM, Sterling Property Services.
- Michele Moser from Sapphire Pool.

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 11/19/2020 and 12/10/2020 was seconded by William Ghauri and unanimously approved.

4. President's Report:

- Short discussion on the draft of rules and regulations mailed to owners.
- Owners and guest compliance to existing rules requested.

5. Treasurer's Report:

a. Latest Financials review:

Robert Carubia reported:

- October 30, 2020 financials Master and sub-Associations.

- Review of Reserves summary.
- Review of liabilities.
- Master is currently facing a deficit of \$8,000.00 against the budget as of November 30.
- Combined revenues of all Associations show a surplus of \$30,000.00.
- Update on all turnover audits and due to developer.

6. Manager's Report:

a. Envera and gates access update:

- General review of gate access procedures with Envera.
- Windshield stickers are only available to owners and full-time residents.
- Guests, family and vendors must be registered on the owner's account.
- Personal issues with gate access should be reported to Envera directly by owners.

7. Committee Report:

a. Landscaping:

- Update on latest landscape replacements around all phases.
- Review of retention ponds weeds and cord grasses.
- Option to improve littoral plants in ponds is under consideration.
- An assessment of the locations of hardwood trees and proximity to structures is currently in progress.

b. Communication and website:

- Update on the Association website and newsletter.

c. Turnover Committee:

8. Old Business:

a. Rules and Regs approval:

- Review of proposed draft and question from owners.

A motion entered by William Ghauri to approve the Avalon of Naples Master Rules and Regulation as Presented, was seconded by Robert Carubia and unanimously approved.

9. New Business:

a. Pool maintenance review and proposal – Guest Michele from Sapphire Pool:

- General introduction of Sapphire Pool and services.

- Currently pool maintenance is provided by Stahlman Pool.
- Michele provided an assessment of the Avalon pool and SPA.
- Gas heaters quality have a history of repairs.
- Tile, pavers and grouting need light repairs.
- It was recommended to add the reported structural problem to the turnover punch list.
- Questions and answers with the audience.

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.