

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

MINUTES

The meeting was held on April 22, 2021 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 a.m.

Present:

- William Ghauri
- Robert Carubia
- Dona Frusher

Also present:

- Philippe Gabart, CAM, Vesta Property Services.
- Troy Rodriguez, CAM, Vesta Property Services.
- Several owners attended in person and by phone.

2. Proof of due notice of meeting:

Philippe Gabart gave proof of notice.

3. Approval of the Minutes:

A motion entered by William Ghauri to approve the draft minutes of 2/25/2021 was seconded by Dona Frusher and unanimously approved.

4. President's Report:

- Short review on the turnover progress and its focus.
- Neal is pushing for money owed \$84,000, Avalon master getting engineering studies completed by Velocity and Delta.
- Delta meeting April 23, 2021, then will revisit scope with Velocity engineering.

5. Treasurer's Report:

a. Latest Financials review:

Robert Carubia reported:

- January and February financial reporting are completed by all three associations and Master.
- March financials completed by master only.
- January & February revenue exceeded expenses and liquidity exceeded for all four associations.
- Two major items over budget it the pool heating (propane)\$7500 currently and gate operations, maintenance, and monitoring.

b. Delinquency Report.

- No delinquencies to report.

6. Manager's Report:

- a. Discussion made about Fine for damage to back gate and recovering expences.

Motion to send attempt to collect expense for Back Gate Damage to attorney for collection made by William Ghauri and second by Robert Carubia, approved by all.

7. Committee Report:

a. Landscaping:

Dona Frusher reported:

- General review of flowers and irrigation.
- Discussed White Fly treatment for palm trees, cost \$40 each tree and replacement of annuals.

Motion to proceed with White Fly treatment and replacement of annuals though Stahlman Landscaping made by William Ghauri and second by Dona Frusher, approved by all.

- Discussed improving soil with nutrients prior to replacing plants to see if that helps first.
- Discussed irrigation issues and not enough water being used.

b. Communication and website:

- Association website is currently live and updated regularly.
- Discussed adding a Venders list on website to assist residents with finding venders.

c. Rules and Regs:

- Avalon 3 is currently preparing a revision of the Rules and Regs.

8. Old Business:

a. Town Hall meeting.

- Discussed question if key fob can be added to back gate, Cost \$3500 one way.
- Discussed question about pressure washing perimeter wall, needs to be put in budget.

9. New Business:

a. Clubhouse trash recycling.

- Discussed getting rid of recycling because not used in master, must verify in writing from county if allowed.

b. Pool Repair.

- Discussed pool repair and waiting till after Arborist gives report on pool palm trees. Tabled.

10. Adjournment:

With no further business to discuss, there was a motion by William Ghauri to adjourn the meeting at 6:20 p.m.