

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

MINUTES

The meeting was held on May 20, 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 p.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 4/22/2021 was seconded by Dona Frusher and unanimously approved.

4. President's Report: William Ghauri reporting:

- Rental Policies and Procedures – 30-day rentals 3 times a year allowed by association only. No short-term rentals allowed. If someone thinks that a unit is being rented as a short-term rental, association needs proof and needs to be reported to Property Managers.

5. Treasurer's Report: Robert Carubia reporting:

- April Financials review: Revenue exceeded expenses.

- Avalon Master looks that it will exceed gas and water expenses for the 2021 budget.

a. Delinquency Report.

- No delinquencies to report.

6. Manager's Report:

- a. FPL Update: Avalon Master received \$1000 refund from FPL for Waste Pump maintenance.
- b. Back gate damage report: Attorney sent letter and repair fee was paid, but attorney fees of \$600 are not chargeable to unit due.
- c. Discussed consideration to amend Declaration of Condominiums next annual meeting to add Attorney fees payable by Homeowner that was fined. Must be voted on and approved by quorum of Avalon owners.
- d. Common Elements explained: Stated in Declaration of Condominiums Paragraph 4 Common Elements.
- e. Pest Control: Discussed changing rat traps and bait from every 90 days to bi-monthly to help reduce the rat population.

7. Committee Report:

a. Landscaping: Dona Frusher reported:

- General review of flowers and irrigation.
- White Fly treatment for palm trees completed.
- Discussed that the plants that are yellow still have a chance and are getting fertilized to bring them back.
- Gardena at Unit 804 is being replaced.
- Palm Tree trimming to start before Hurricane season.
- Discussed Pond grass issue and overgrowth was told that grass will not go any farther and is put on hold till next year.
- Discussed both retention ponds full of weeds and need to be cleaned out, this is a priority.

b. Communication and website:

- Association website is currently live and updated regularly. Avalonofnaples.com

c. Turnover:

- Discussions with Neil are ongoing.
- Attorney Matt Zifrony spoke of turnover update and had discussions with Neal Communities.

d. Rules and Regs:

- Avalon 3 is currently completed a revision of their Rules and Regs and awaiting Avalon 3 board meeting to approve them.

e. Finning Committee approval:

Motion to approve finning committee and appoint Gregory Schweller (Chair), Cynthia Schweller, Ann MacConnell, made by Dona Frusher, 2nd by William Ghauri and approved by all.

8. Old Business:

a. Clubhouse trash recycling

- Cancelling Waste Management recycling

9. Adjournment:

With no further business to discuss, there was a motion by William Ghauri to adjourn the meeting at 6:17 p.m.