

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

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

### **MINUTES**

The meeting was held on June 23, 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                      Via Conference Call

#### **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 5/20/2021 was seconded by Dona Frusher and unanimously approved.**

#### **4. President's Report: William Ghauri reporting:**

- Turnover is moving along.

#### **5. Treasurer's Report: Robert Carubia reporting:**

- May Financials review: Revenue exceeded expenses.
- Avalon Master looks that it will exceed propane gas and water expenses for the 2021 budget.
- Pool/Spa expenses are driving Master expenses over budget currently.

- Checked on financing with bank.

**a. Delinquency Report.**

- No delinquencies to report.

**6. Manager's Report:**

- a.** Fountain is back on.

**7. Committee Report:**

**a. Landscaping: Dona Frusher reported:**

- General review of plants and irrigation.
- Retention ponds cleaned out and cut down.
- Palm Trees all trimmed.
- Working on fixing Bamboo plants by back exit.
- 2 Dead sable palms, Bldg. 6 and 11

**b. Communication and website:**

- Association website is currently live and updated regularly. Avalonofnaples.com
- Need to sign up for emails to receive.
- Hurricane guide is in website.

**c. Turnover:**

- Discussions with Neal Communities are ongoing.
- Turnover meeting next week.
- Paving inspection.

**8. Old Business:**

- Paver driveway inspection completed and awaiting report.

**9. New Business:**

- Discussed updating all associations Rules & Regulation pertaining to RV's.

**10. Adjournment:**

**With no further business to discuss, there was a motion by William Ghauri to adjourn the meeting at 5:50 p.m.**