

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

**MINUTES**

The meeting was held on January 28, 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 5:01 a.m.

**Present:**

- William Ghauri
- Robert Carubia
- Dona Frusher

**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 William Ghauri to approve the draft minutes of 12/28/2020 was seconded by Robert Carubia and unanimously approved.**

**4. President's Report:**

- Short review on the turnover progress.

**5. Treasurer's Report:**

**a. Latest Financials review:**

Robert Carubia reported:

- The year-end financials (December 2020) were not available for review.
- November 31, 2020 financials Master is in good standing.

- December financials for condos 1, 2 and 3 were in line with the approved budget.
- Review of Reserves summary.
- Collier County Utilities notified the Association that the water consumption for the last 30 days was quite high. Discussion ensued.

## **6. Manager's Report:**

### **a. Standard for outside light bulbs:**

- Exterior building light bulbs are maintained by owners.
- It was suggested that a default light bulb spec. be recommended to owners to make sure that a consistency for color, lumens and wattage is maintained throughout the community.
- Recommendation will be published in the next newsletter and website.

### **b. Dryer vents cleaning:**

- General discussion on dryer vent cleaning for all units.
- Owners are responsible for cleaning the dryer vents.
- It was recommended that several bids be acquired to secure a better cost for all units.
- Owners will be responsible to provide access and pay the vendor directly once the date and time are selected.

## **7. Committee Report:**

### **a. Landscaping:**

Dona Frusher reported:

- General overview of landscaping on Master and Condos common areas.
- Discussion ensued on retention ponds and lake littoral plants and current maintenance issues.

### **b. Communication and website:**

- Association website is currently live and updated regularly.

### **c. Turnover Committee:**

- The Turnover Committee will be recommending hiring an engineering firm and arborist to provide the Association with additional assessment and a second opinion on structural and landscaping issues.
- Neal Community notified the Master Board and Turnover Committee.

### **d. Rules and Regs:**

- Rules and Regulations approved in December 2020 are being enforced.

- Request was made to recruit owners to participate in in Committees.
- A townhall meeting was requested by several residents and Board members to address turnover and corporate merger topics.

## **8. Old Business:**

### **a. Pool maintenance report and proposal review:**

- General discussion and review of the pool and SPA report provided by Sapphire Pool.
- It was agreed that Sapphire Pool should be hired to replace Stahlman Pool at Avalon of Naples Master.

**A motion entered by William Ghauri to approve the pool and SPA maintenance proposal from Sapphire Pool as presented was seconded by Robert Carubia and approved unanimously.**

## **9. Adjournment:**

**With no further business to discuss, there was a motion by Philippe Gabart, CAM to adjourn the meeting at 6:02 p.m.**