

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

MINUTES

The meeting was held on December 1, 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 p.m.

Present:

- William Ghauri
- Robert Carubia
- Dona Frusher

Also present:

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

2. Proof of due notice of meeting:

- Manager gave proof of notice.

3. Approval of the Minutes:

A motion entered by William Ghauri to approve the draft minutes of 11/2/2021 was seconded by Dona Frusher and unanimously approved.

4. President's Report:

William Ghauri reporting:

- Advise and encourage residents to utilize the associations website.
- Contact Property Manager for questions and answers.
- Emergencies-Call 911.

- New electric heat pumps for pool. Installed before Thanksgiving. Propane heaters were breaking down often and propane costs have gone up significantly. Replaced with electric heat pumps.
- Parking Rules; review of rules. System working well. Guest parking only to be used by guests.

5. Treasurer's Report:

Robert Carubia reporting:

- Review of Master October financials.
- Liability and assets description for Master and sub-Associations.
- Provided breakdown of percentages for line items.
- Reviewed line-item costs coming up to pay.
- Reviewed delinquent units and status.

6. Manager's Report:

- Annual Meeting for Avalon Master thorough review and instruction for meeting, proxies and ballots.

7. Committee Report:

a. Landscaping:

- Annuals installed.
- Spike grass in lake sprayed and will be cut. New rush grass to be installed.
- Next project is to clean out the two retention ponds.
- Preserve work discussed.
- Discussion regarding removing palm trees on pool deck. Palm trees causing damage to pool deck.
- Cleaning front wall: fishtail palms need to be cut back or cleaned around to keep the wall from getting moldy and dirty. Philippe Gabart noted that quotes were obtained to clean the front wall. Discussion was held.
- Trim other fishtail palms. Project for a later date as expensive.
- Christmas decorations: If residents want to form a committee and do a fund raiser to donate money to decorate for Christmas they may. Suggestions for decorating were given.

Dona Frusher made a motion to have the palm trees removed from the pool deck and replace with Christmas palm. Seconded by Robert Carubia. Motion passed unanimously.

b. Communication and website:

i. Newsletter:

- Volunteers needed to help with the newsletter publication.

c. Turnover Committee:

- Had a meeting with developer. Identified numerous areas that need addressed. Moving ahead with work needed. Set a meeting with an arborist. Signed engagement letter for a Reserve Study.

8. Old Business:

- a. Upcoming Annual Meeting Update:** Reviewed in Manager's Report.

9. New Business:

a. Pool and Spa Heat Pumps replacement approval:

Robert Carubia made a motion to use Reserves for pool equipment replacement costs. Motion seconded by Dona Frusher. Motion passed unanimously.

b. Perimeter Wall Cleaning:

Dona Frusher made a motion that Stahlman trim all the plants properly so the wall can be cleaned on both sides and that Trafford Pressure Cleaning hired to clean the wall. Motion seconded by William Ghauri. All in favor. Motion passed unanimously.

10. Adjournment:

With no further business to discuss, there was a motion by William Ghauri to adjourn the meeting at 6:30 p.m.