

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

MEETING MINUTES

1. Certifying a Quorum/ Proof of Notice/Call to Order:

The meeting was held on March 21, 2023, at 5:00 p.m. at the Avalon of Naples Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.

Present: Robert Carubia and Albert Roosendaal, Dona Frusher was absent.

Saida Mamedova, CAM representing Vesta Property Management was present also.

It was determined that a quorum was established, and the meeting was called to order by Robert Carubia at 5:00 p.m.

The meeting notice was posted as required by the Florida Statute.

2. Approval of the Meeting Minutes January 25, 2023:

Motion: *A motion was made by Robert Carubia to approve meeting minutes.*

Seconded by *Albert Roosendaal.*

Vote: *All in favor; motion passed unanimously.*

3. President's Report:

Robert Carubia reporting:

- Amendment of Avalon III legal document.
- Paving was completed.
- Purchase of new grill for the pool.

Motion: *A motion was made by Robert Carubia to approve purchase of new grill for 1,000.00.*

Seconded by *Albert Roosendaal.*

Vote: *All in favor; motion passed unanimously.*

4. Property Manager Report:

Saida Mamedova Reporting:

- Repairs & Maintenance- New items – Non
- Repairs & Maintenance – Status of open items – two roofs' repairs at Avalon III.
- Repairs & Maintenance – Completed items for March- NA

5. Treasurer's Report:

Albert Roosendaal Reporting:

- General review of Avalon of Naples Master December Year – End financials.

Robert Carubia Reporting:

- Association 2022 expenses.
- Delinquencies – 3 homeowners delinquent with the payment.

Committees:

- Report on initial committee organizational meeting – organization of committees.
- Status reports from all committees present – Decoration committee member reporting regarding Christmas decorations.
- Requests for Board approval from committee chairs for authority for specific actions – discussed.

6. Old Business:

- Tree trimming – In the process.
- Landscape replenishment – In the process.
- Drain inspection – Street Drains – Proposals Discussion.
- Gutter drain cleaning - Discussed.
- Electrical surge protectors for pool, irrigation, and pond equipment – FPL was notified.
- Painting – Done
- Pool signage and repairs – Additional signs were added.
- Search for CPA firm – In Process
- Purchase of Video equipment for meetings – Board will send email blast/survey.
- Insurance renewals – change schedule of building appraisal for Avalon 3
- Status of wood trellis repairs – In the process.

7. New Business:

- Reclassification of 2022 maintenance costs belonging to Avalon 2 posted to Avalon. Vesta was informed.
- Accounting matters related to prepaid expenses in Avalon.
- January financial statements – target completion date - TBA.

8. Other:

NA

9. Adjournment:

With no other business to be discussed, the meeting was adjourned at 5:46 p.m.

Respectfully submitted,

Saida Mamedova, CAM