

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 April 26, 2023, at 5:00 p.m. at the Avalon of Naples Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.

Present: Robert Carubia, Albert Roosendaal and Dona Frusher.

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 March 21, 2023:

Motion: *A motion was made by Dona Frusher to approve meeting minutes.*

Seconded by *Robert Carubia.*

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

3. President's Report:

Robert Carubia reporting:

- Purchase of the new grill for the pool.
- Committee reports discussion.

4. Property Manager Report:

Saida Mamedova Reporting:

- Repairs & Maintenance- New items – Additional proposal for drainage cleaning system.
- Repairs & Maintenance – Status of open items – one roofs' repairs at Avalon III.
- Repairs & Maintenance – Completed items for April – two roofs were repaired at Avalon III.

5. Treasurer's Report:

Albert Roosendaal issued a statement, this statement attached hereto and made a part of this meeting minutes.

Committees:

- Status reports from all committees present – Rules & Regulations committee member reported- status TBD.
- Requests for Board approval from committee chairs for authority for specific actions.

6. Old Business:

- Tree trimming - Dona Frusher Reported:
 - a. Oak Trees trimming project.

- b. Fish Palms trimming project.
- c. Dead plants removal project.

- Drain inspection – Street Drains – additional proposal will be acquiring.
- Gutter drain cleaning - Discussed.
- Electrical surge protectors for pool, irrigation, and pond equipment – FPL installed surge protection.
- New grill for clubhouse – New grill was purchased; vendor was not able to install it. The new vendor was contacted to install grill at the pool.
- Search for CPA firm – In the process.
- Purchase of Video equipment for meetings – TBD.
- Insurance renewals – change schedule of building appraisal for Avalon 3.
- Status of wood trellis repairs – In the process.
- Correction of financial statements produced by Vesta – Board will have meeting with financial department.

7. New Business:

NA

8. Other:

NA

9. Adjournment:

With no other business to be discussed, the meeting was adjourned at 5:58 p.m.

Respectfully submitted,

Saida Mamedova, CAM

Avalon of Naples Master Association

Board Meeting

April 26, 2023

Treasurer's Comment

In order for me to accomplish successfully the requirements of my position, it is imperative that I have access to timely financial information. The access to timely financial information is currently under the control of our property manager, Vesta Property Services, Inc. I have recently received the monthly financial statements for Avalon I, Avalon II, Avalon III and only the January month-end statements for Avalon Master Association. Because the finances of all four of our associations are intertwined, having only three of the four pieces of our financial picture makes it not possible to properly analyze our financial position as of March 31, 2023.

I understand that our property management company has had difficulty retaining accounting staff but has been hiring. I have been corresponding with the new accounting manager who has been working to get our financial records up to date. This is good news but in no way excuses our property management company for the extremely poor service we have had to suffer over the past several months.

Using the information that we do have, your president and former treasurer, Bob Carubia, and I have analyzed those statements and have found them wanting and filled with errors and unanswered questions. We have presented these concerns to our property manager and the new accounting manager. The new accounting manager has agreed to meet with Bob Carubia and me next week at a time and date yet to be determined. Based on communications that I have had with the new accounting manager, I am hopeful that the three of us will be able to agree on the appropriate steps needed to be taken to correct the issues we see.