

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 January 25, 2023, at 5:00 p.m. at the Avalon of Naples Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.

Present: Robert Carubia, Dona Frusher and Albert Roosendaal.

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 5:02 p.m.

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

2. Approval of the Meeting Minutes, December 6, 2022 & Organizational Meeting Minutes:

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

Seconded by Robert Carubia.

Vote: All in favor; motion passed unanimously.

3. Property Manager Report:

Saida Mamedova Reporting:

- Repairs & Maintenance- New items.
- Repairs & Maintenance – Status of open items.
- Repairs & Maintenance – Completed items for January.

4. President's Report:

Robert Carubia reporting:

- Amendment of Avalon III legal document.
- Communication- Board contacted different communities developed by Neal Communities.
- CPA will review association financials.
- Board will purchase equipment for virtual meetings.

5. Treasurer's Report:

Albert Roosendaal Reporting:

- General review of Avalon of Naples Master November financials.

Committees:

- Report on initial committee organizational meeting – organization of committees.
- Reports from all committees present.
- Delivery of committee roster and contact information for each volunteer.
- Requests for Board approval from committee chairs for authority for specific actions.
- Building committee functions.

6. Old Business:

Palm Trees Trimming – Landscape Company will trim Palm Trees in March.

7. New Business:

Dona Frusher Reported:

- Hardwood tree discussions with the County.
- Hardwood tree trimming proposal.
- Entry Landscape – Accomplished.
- Drainage Inspection and Cleaning Proposals – Saida Mamedova presented three quotes, board reviewed proposals.
- Painting of Clubhouse Proposal

Motion: *A motion was made by Dona Frusher to approve proposal for clubhouse painting.*

Seconded by Robert Carubia.

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

- Insurance renewals - Robert Carubia reported that insurance coverage for Avalon I & II has been increased in 2023.
- Electrical surge protectors for pool, irrigation, and pond equipment – Property manger will contact FPL for electrical surge protection installation.

8. Other:

Motion: *A motion was made by Robert Carubia to approve purchasing equipment for virtual meeting not exceeding \$2,500.*

Seconded by Albert Roosendaal.

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

Motion: *A motion was made by Robert Carubia to approve purchasing electrical parts for pool.*

Seconded by Dona Frusher.

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

9. Adjournment:

With no other business to be discussed, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Saida Mamedova, CAM