

Avalon Homeowner's Association Board Meeting

March 8, 2022

Call to order: 6:05 PM

Name	Role	Present?
Ashley Campbell	ACC	NO
Amanda Goodrich	Social Chair	YES
Aleah Kaip	ACO (ACC Chair)	YES
Candi McKean	Welcome Chair	YES
Ellen Najdowski	Vice-President	NO
Josh Oakes	President	YES
Mike Rauch	Secretary, Maintenance Chair	YES
Jeff Shoemaker	Treasurer	YES

Notes on Robert's Rules of Order:

- Each topic speaker has 10 minutes to introduce
- Speaker may use part of their 10 minutes to take questions
- The speaker may make a motion, which will be acted upon during their topic; all other motions will be held for the "new business" section at the end
- In new business – or if a motion is made by speaker - each board member may speak twice for up to 5 minutes each time
- If time expires, a motion may be made to table the discussion for the following meeting
- President only votes in the event of a tie
- Secretary captures motions, seconds, and results.
- Times approximate; if one topic ends early, the time is not added to the next.

6:00 - Approval of Meeting Minutes (Mike Rauch)

- Motion to approve the meeting minutes from January 25, 2022 made by Aleah Kaip
 - Second by Amanda Goodrich
 - Vote results APPROVED

6:10 - Financial Update (Jeff Shoemaker)

- Financial Status
 - Accounts Receivable – status of collections / late fees
 - Financial Statements
- Reimbursements

6:20 Approved ACC Requests (Aleah Kaip)

- 01/26/2022 – Kaip – 11660 County Rd 54 – Repair Chimney damaged from Hurricane Sally w/ Hardie Board to match home to include new Chimney Cap.
- 01/30/2022 – Landry – 24371 Saxson Ct – Replace Drake Elm lost during Hurricane Sally with Florida Red Maple in front of residence.
- 02/09/2022 – Sullivan – 24004 Trowbridge Ct - Replace whole house with high impact wind resistant bronze vinyl windows. Extension granted on project due to supply chain issues.

- 02/20/2022 – Stairhime – 11351 Halcyon Loop - Add bronze sunscreen enclosure to back of residence and an open sided patio cover with pitched, shingled roofing consistent in style and color to current house shingles.
- 02/23/2022 – Stairhime – 11351 Halcyon Loop – Replace whole house with high impact wind resistant white vinyl windows. Extension granted on project due to supply chain issues.
- 02/24/2022 – Tindall – 11424 St. Ives Ct – Replace back windows damaged from Hurricane Sally.
- 02/26/2022 – Fraley – 11370 County Rd 54 – Replace 3’ picket fencing on sides of home with 6’ shadowbox fencing.
- 02/28/2022 – Landry – 24371 Saxson Ct – Replace Ligustrum bushes and trees at corners of home that have become unmanageable with Crape Myrtle Muskogee Trees for better shade.
- 02/28/2022 – Rankin – 11291 Halcyon Loop - Plant full-sized Brakens Magnolia Tree in the middle of the front yard; no full-sized trees previously exist.
- Questions?

6:30 Executive Session: Neighbor Complaints (Aleah Kaip)

Start Executive 6:32PM

- Complaints all resolved.

6:40 Update on Amendments (Aleah Kaip)

- Limited turnout so far
- Current results:
 - Painted Bricks – 27 in favor, 12 opposed
 - Four Dogs – 24 in favor, 17 opposed
 - Metal Roofs – 19 in favor, 22 opposed
- 26 “no” votes kills an amendment
- Looking for volunteers to sit at common area and collect votes – need to offer ~3 times
 - 2 hour time slot and go to homes if they request 3/19/22
 - Stay at Gazebo 2 hours on 3/20/22
 - Email reminder on opportunities to vote
 - Voting ends March 31, 2022.

6:50 Welcome Bag Report (Candi McKean)

- Welcome bags delivered to:
 - 24384 Avalon Blvd
- Next round of bags to be delivered:
 - 11370 County Road 54 (sold... sometime before moving in)
- Questions?

7:00 Special Events (Amanda Goodrich)

- Mardi Gras Parade was well attended (over 120 people attended)
 - Suggest collecting donations for Belforest VFD at next event
 - \$50 to spend on Firetruck basket.
- Easter Egg Roll on Saturday, April 9
 - Michelle Hill and Allison Oakes offered to help plan
 - Carnival Games, easter egg hunt and cupcakes.
- Avalon Spring Social on Friday, April 22
 - 5:30 – 9:30

- Live Band – “The Items” – 6-9 PM – Josh reaching out to them to confirm
- Food truck to Spring Social?
- Budget Update:
 - \$1,548 beginning budget
 - \$65 on Mardi Gras (actual)
 - \$100 on Easter (estimate)
 - \$500 on Spring Social (estimate)
 - \$883 remaining

7:10 Maintenance Update (Mike Rauch)

- Pond continues to be on/off
- Mardi Gras wreaths taken down by Amanda Goodrich, Dean Goodrich and Derek Najdowski; also moved bench over repaired leak in pole area
- Sasser Electrician to look at pump.

7:20 Sheds (Aleah Kaip and Ashley Campbell)

- Committee met and proposes updating Rules and Regulations #12 as follows:
 - Detached auxiliary buildings will not be considered by the ACC unless they meet the following conditions:
 1. Each building for consideration must have a cement foundation.
 2. Materials used for the proposed building must comport with specified design criteria listed in the Covenants (2.5.1) and elements of the auxiliary building must contain referenced design criteria which complements existing primary residence.
 3. No proposed building will be approved exceeding one story (11660 Halcyon Loop’s detached garage to be grandfathered in.).
 4. No proposed building will be approved as an auxiliary single-family dwelling unit (11690 Halcyon Loop’s auxiliary building will be grandfathered in).
 5. All roofing of proposed auxiliary buildings must match the primary residence roofing in material and pitch.
 6. All requirements for plans set-forth in 2.4.4 and 2.4.5 are required for review by the Committee and do not guarantee approval, as set forth in 3.3.
 7. Auxiliary buildings can be described as detached garages, sheds, pool houses, and any other structures not originally built with the original home.
 8. \$15 per day until approved or removed.
- Motion to update the rules & regulations as above by Jeff Shoemaker
- Seconded by Amanda Goodrich
- Vote Results: APPROVED

7:30 Keys (Josh Oakes)

- Registry attached
- Confirmation of keys from Jeff to Mike and Josh (copy) to Amanda
- APPROVED

New Business

7:40 Ruth Lazzari Call (Josh Oakes)

- Ruth Lazzari called to inform the board that DR Horton had pulled out of their agreement with her due to the fact that Avalon would not allow them an easement for water flow
- Board agreed to maintain communication with her as further development options arise.

7:50 Garage Sale – May 7th (TBD)

- Volunteers to organize
- Discussion of responsibilities
- Advertising: placed on social media platforms, Nextdoor, Facebook, etc...

Motion to Adjourn the Meeting by: Aleah Kaip at 8:25 PM

Second by: Amanda Goodrich

Vote Results: Approved

Next Board Meeting to be held at 6 PM on Tuesday, April 19, 2022.