

AVALON OF NAPLES CONDO I, A CONDOMINIUM.

MEETING OF THE BOARD OF DIRECTORS

MINUTES

The meeting was held on October 16, 2020 at 9:00 a.m. at the **Master Clubhouse, 6910 Avalon Circle, Naples FL 34112.**

1. Call to Order:

The meeting was called to order by Dona Frusher at 9:00 p.m.

Directors Present:

- Dona Frusher.
- Beverly Molitierno.
- Ken Perun.

Also, present:

- Philippe Gabart from Vesta property Services.
- Clifford DeRose – Finance Committee.
- 5 Unit owners.

2. Determination of Quorum and Proof of due notice of meeting:

A quorum was established, and Philippe Gabart gave proof of due notice.

3. Reading and disposal of any unapproved minutes:

A motion made by Beverly Molitierno, and seconded by Dona Frusher, to approve the draft minutes of 8/06/2020 passed unanimously.

4. President's report:

Dona Frusher reported:

- Update on Master turnover.
- Merge of all entities.
- Master Rules and Regulations implementation.
- Entry gates closures.
- Creation of Committees.

5. Treasurer's Report:

Manager reported:

a. Latest Financials review as of September 31, 2020:

- Association's finances are in good standing versus the approved budget.
- Cliff DeRose provided additional details on the September financials.

Avalon 1 Condo Association - Financial Summary - PE September 31, 2020

Balance Sheet

ASSETS	
Current Assets	126,647
Reserve Assets	110,049
Homeowners Receivable	0
Other Assets	0
Total Assets	<u>\$236,696</u>
LIABILITIES & EQUITY	
Current Liabilities	84,702
Reserves Liabilities	109,369
Equity	41,946
Total Liabilities and Equity	<u>\$236,016</u>

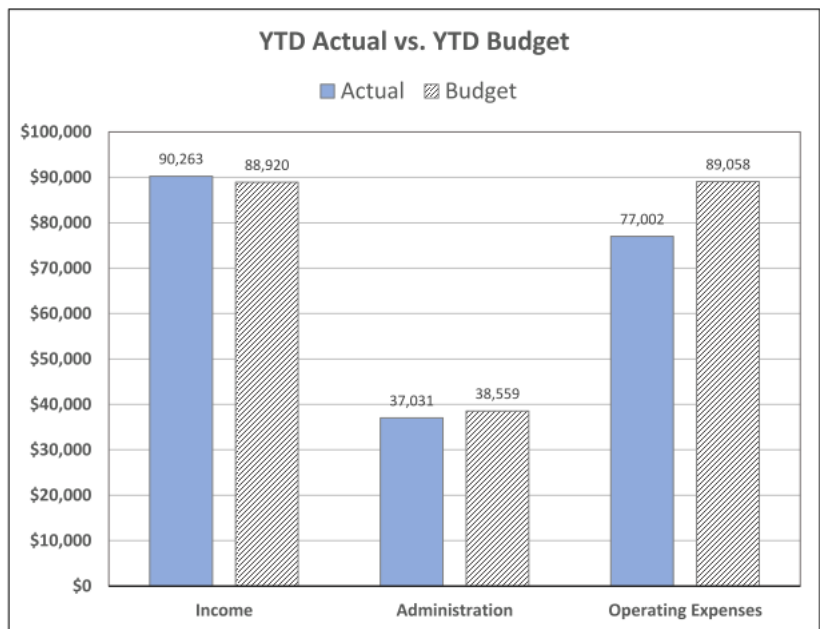
Reserves

Unallocated (interest)	171
Roof Replacement	45,306
Building Painting	63,891
Total Reserves	<u>\$109,369</u>

Bank Account Balances

Alliance Association Bank (Operating)	\$101,470
Alliance Association Bank (Reserve)	\$110,049
Valley National Bank (Operating)	\$12,725

Income & Expenses



b. Delinquencies update:

- 3 residents have not paid the 4th quarter dues.
- Final notices sent.

c. 2021 Proposed Budget:

- Review of the 2021 Proposed budget draft. Discussion ensued.
- The budget will be mailed to all owners 14 days prior to final approval at the November meeting.

6. Committee Report:

a. Landscaping:

I. Mulch Proposals.

- Review of acquired bids for mulch application.

- It was recommended to select Greenside Up for price of \$6,221.0, and comparable quality

A motion made by Dona Frusher and seconded by Ken Perun, to approve the mulch proposal from Greenside Up as presented passed unanimously.

b. Finances.

c. Communication.

7. Manager's Report:

a. 2020 Annual meeting:

- Association 2020 Annual meeting scheduled for December 21, 2020 at 5:00 pm.

b. Pressure washing schedule:

- Pressure washing of common areas scheduled for October 28 -30.

8. Old Business:

a. Use of Common Amenities and Phase 3:

- b. Master Board Discussing posting a disclosure notice related to the usage of amenities during the COVID 19 period and approved supporting the CDC guidelines by posting reminders in the clubhouse.

9. New Business:

a. Hulett Pest Control agreement:

- Hulett Pest Control provided a comprehensive proposal package for all condominiums and Master for general pest maintenance on a bi-monthly basis and rodents with quarterly service.
- To be effective all Associations must agree to switch service for a starting date of 1/1/2021.

b. Delegating operating authority to the Master:

- Master Board is currently working with the Association legal counsel and Sub-Association Board to prepare the corporate merger of all condominiums. The procedure will allow the fusion of operating budgets, a single Board of Directors and centralized services.

10. Adjournment:

With no further business to discuss, a motion made by Dona Frusher and seconded by Beverly Moliterno, to adjourn the meeting at 11:30 a.m. was unanimously approved.

Respectfully submitted by Philippe Gabart, CAM.