

# **AVALON OF NAPLES CONDO I, A CONDOMINIUM.**

## **MEETING OF THE BOARD OF DIRECTORS**

### **MINUTES**

The meeting was held on February 18, 2020 at 5:30 p.m. at the Avalon of Naples Master Clubhouse located at 6910 Avalon Circle, Naples FL 34112.

#### **1. Call to Order:**

The meeting was called to order by Dona Frusher at 5:31 p.m.

#### **Directors present:**

- Dona Frusher.
- Beverly Molitierno.

#### **Also, present:**

- Philippe Gabart from Vesta property Services.
- 10 Unit owners.
- Bill Williams – Stahlman Pest Control.

#### **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 1/15/2020 passed unanimously.**

#### **4. President's report:**

Dona Frusher reported:

Review of the proposed long-term plans for the Association:

##### **a. 6 months:**

- Obtain Pre-Approval Line of Credit for a Disaster
- Vote to Use Reserves for Immediate Disaster Repairs with a Backup Plan
- Complete Disaster Recovery Guide
- Set-up Avalon of Naples Website
- Contract Third Party Inspections of the Roofs and Envelopes before Turnover

a. 1 year:

- Consider Contingency Fund for Disasters for 2021 Budget.
- Set-up Avalon of Naples Committees:
  - Grounds Maintenance to include Landscaping/ Pond
  - Bldgs. Maintenance
  - Pool and Clubhouse
  - Compliance and Fining
  - Finance
  - Social and Communication
- Conduct Town Hall for Homeowners
- Review and Update Rules

b. 5 year:

- Implement Plan to Inspect Envelopes and Roofs Every 1-2 Years
- Schedule FAA Drone Certified Inspection
- Complete Painting of Bldgs. and Walls

c. 10 year:

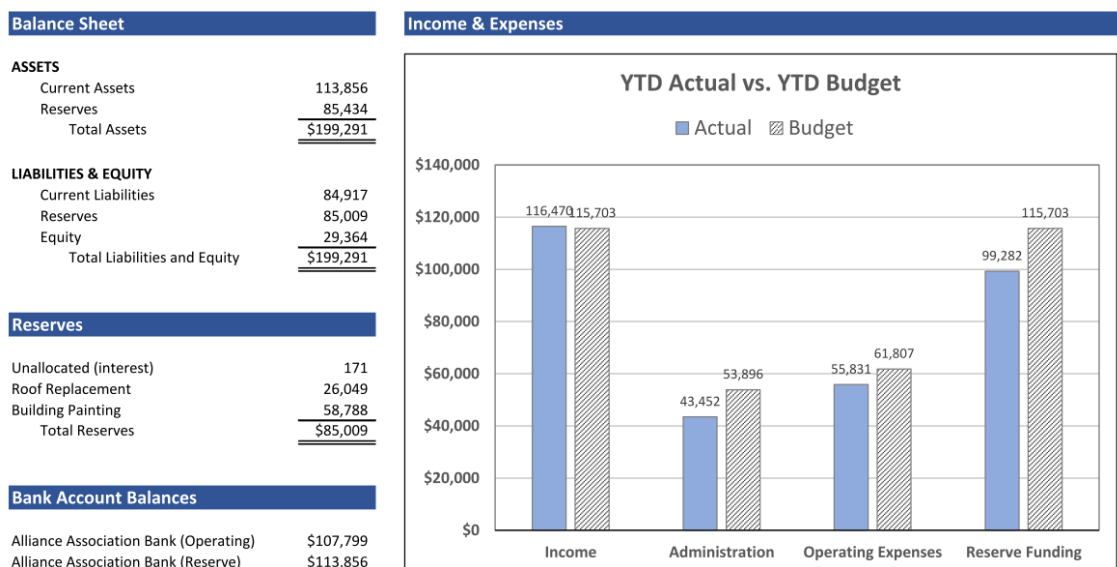
- Replacing Water Heaters at End of Life

## 5. Treasurer's Report:

Manager reported:

a. Latest Financials review as of December 31, 2019:

### Avalon 1 Condo Association - Financial Summary - PE December 31, 2019



- Association's year-end finances are in good standing versus the approved budget.

**A motion made by Dona Frusher, and seconded by Beverly Moliterno, to approve the December 2019 financials passed unanimously.**

b. Delinquencies update:

- One owner is currently delinquent and will be referred to the Association Legal Counsel for collection.

c. Revolving line of credit:

**A motion was made by Dona Frusher and seconded by Beverly Moliterno that we vote to approve an inquiry for a revolving line of credit loan in the amount of \$250,000 for a term of twelve (12) months, with (interest only payments monthly/quarterly or principal and interest payments monthly). The purpose of this loan request is for emergencies and will be paid back from (monthly/quarterly dues or special assessments). The following board members are authorized to sign the loan documents on behalf of Avalon of Naples 1, A Condominium to originate the loan: Dona Frusher, President. The vote was approved.**

## **6. Committee Report:**

- a. Rules and regulations
- b. Finances:

- Clifford DeRose added comments the review of the Association financials and Reserves year to date.

c. Landscaping:

- Stahlman Landscaping submitted a proposal for replanting and enhancing the current landscape.
- Dona Frusher commented that upon a review of the proposal with the vendor, several items were added to the existing list.

## **7. Manager's Report:**

- An exterior inspection of the building roofs has been requested and bids inquiries placed with several vendors.
- The roof warranty for each building is 3 years based on the issuance date of the certificate of occupancy.

## **8. Old Business:**

- a. Rules and regulations.

Dona Frusher reported:

- Avalon of Naples – Condominium 1 is considering adopting a guideline for the display of the United States flag on the exterior of the buildings by owners.
- The regulation would be like the one currently in place at Condominium 2.
- It was recommended to have the opinion and guidance of the Association Legal Counsel.

b. Pest Control – Guest Bill Williams – Stahlman Pest Control.

- Bill Williams provided a general review of pest control at Avalon of Naples and typical problems encountered by owners in a condominium environment. Discussion ensued.
- Among the topics covered were rodents, millipedes and ants.

**9. New Business:**

a. Director replacement:

- Owners are encouraged to apply for the open Director position.

**10. Adjournment.**

**With no further business to discuss, a motion made by Dona Frusher and seconded by Beverly Moliterno, to adjourn the meeting at 6:06 p.m. was unanimously approved.**

Respectfully submitted  
by Philippe Gabart, CAM.