

# AVALON OF NAPLES NEWSLETTER

## January, 2021

### 1. Master Board Meeting

The Master Board Meeting was held on January 28. Meeting Minutes are published on the Avalon of Naples Website. Topics discussed included the status of landscaping and an update on the progress of the Turnover Committee (details below). The Board approved a recommendation to hire Sapphire Pools to provide pool/spa maintenance. The Board discussed a standard for outside light bulbs and the need for dryer vent cleaning (details below).

### 2. Master Turnover Committee

The Committee has reviewed engineering and financial documents received from Neal Communities, identified deficiencies and is preparing a list of questions and comments in preparation for an initial meeting with Neal. Other turnover documents required by Florida Statute 718 have not yet been received from Neal.

The Committee has decided to solicit bids from engineering consultants to review and make recommendations regarding concerns and issues identified by the Committee during inspections of the property. In addition, a licensed arborist will be hired to review the location of trees to determine compliance with the Avalon architectural landscaping plan. There is a concern that many hardwood trees were planted too close to buildings without root barriers. The engineering and arborist studies should be completed during March.

Neal has requested a meeting to discuss payment of funds owed to them at the time of the turnovers for Avalon 1, 2, 3 and the Master Association. A response has been sent indicating our plans for the above studies and that a meeting will be arranged when the studies are completed.

### 3. Fining Committee

If interested in volunteering to be a member of the Fining Committee please contact one of the Board Members. The Committee requires three positions and there is only one applicant at this time.

#### 4. Outside Lightbulb Standard

A standard lightbulb will be required for all outside light replacements. The new lightbulbs are installed in the Clubhouse outdoor lights for reference. Once approved by the Board at the next Board Meeting, the standard will be published on the website.

#### 5. Dryer Duct Cleaning

For safety concerns, owners are encouraged to have their dryer ducts cleaned annually. Proposals have been requested from vendors; details will be placed on the website.

#### 6. Social Activities

Anyone interested in playing cards or other games can call or text Marcia at 724-244-0805. The Community calendar can be used to show the activity in the Clubhouse.

#### 7. Important Reminder for Pet Owners

With so many dogs being walked, it is imperative that owners pickup after their dogs. Many owners (including dog owners) are complaining about the messes being left behind. Please be responsible. Would you like to pick up a mess left by someone else?

### ASSOCIATION GOALS

Keep our community attractive  
Maintain property values  
Keep our quarterly fees as low as possible

Philippe Gabart, Condominium Association Manager  
[pgabart@vestapropertyservices.com](mailto:pgabart@vestapropertyservices.com)

Bill Ghauri, President  
[wghauri@msn.com](mailto:wghauri@msn.com)

Dona Frusher, Vice President  
[dona1101avalon@gmail.com](mailto:dona1101avalon@gmail.com)

Robert Carubia, Treasurer  
[racaribia@netscape.net](mailto:racaribia@netscape.net)

