



September 2021 Newsletter

1. Master Board Meeting

A Master Board Meeting was held on September 30. Meeting Minutes are published on the avalonofnaples.com website. Topics discussed included a year to date financial review and an update on the progress of the Turnover Committee.

2. Master Turnover Committee

An initial meeting was held with Neal on September 3. The agenda included:

- A discussion of the calculation of funds due to/from Neal Communities from inception to turnover
- Landscaping issues related to tree species selection and placement
- Premature pool repairs
- Driveway and walkway paver failures
- Capital lease for street lights
- Underfunding of reserves

No decisions were made at the meeting. We are waiting for a response from Neal.

The final report was received from Bob Boyd, the arborist with Down to Earth Landscape and Irrigation. He conducted a landscape evaluation of Avalon on May 24 to identify improper plant placement that could cause future damage to structures and utilities. He documented trees that were planted in the wrong place and suggested corrective measures.

The Committee decided to hire an Engineering Consultant to review and make recommendations concerning reserves. Estimates were obtained and Papsen, Inc. was selected.



3. Calendar for Budget and Annual Meetings

Budget review meetings have been scheduled for all Associations at 5 pm as follows:

Master Budget Review Meeting - November 1st
Avalon 1 Budget Review Meeting - November 2nd
Avalon 3 Budget Review Meeting - November 3rd
Avalon 2 Budget Review Meeting - November 4th

Annual Meeting dates have been scheduled for all Associations at 5 pm as follows:

Avalon 1 Annual Meeting - December 13th
Avalon 2 Annual Meeting - December 14th
Avalon 3 Annual Meeting - December 15th
Avalon Master Meeting - December 16th

Homeowners will receive a mailing with proxy questions to be completed and returned before the Annual Meetings.

4. Parking Permits

A parking pass is required by all guests and is to be placed on the driver's side dashboard while parking in guest parking. Homeowners are requested to inform the Property Manager when expecting guests.

5. Committees

The Fining Committee has one open position. Please contact the Property Manager or a Master Board member if you are interested.

If homeowners want holiday decorations at the front entrance, volunteers are encouraged to form a committee and contact the Property Manager or one of the Master Board members. There are no funds in the budget for decorations, so a fund raiser would be required.



6. Outside Light Bulbs

Please review the avalonofnaples.com website and purchase the required bulbs at Home Depot or Lowe's stores. Homeowners are encouraged to replace these outdoor bulbs as soon as possible, so there is a uniform appearance for all of Avalon.

7. Reminders

Homeowners are reminded that dog poop is to be picked up and disposed of properly. Bags of dog poop have been found on sidewalks and discarded in other owner's garbage bins. Please be a good neighbor and act responsibly.

Homeowners cannot add or replace plants to the landscaping. Also, no potted plants or lawn ornaments are allowed in the landscaping.

Homeowners cannot place holiday lights or decorations outside of their units in the common areas. Decorations can be placed on the inside of lanais and one wreath is allowed to be hung (not attached) on the entry door. One potted plant is allowed in the entry.

8. Newsletter

Our star journalist is leaving Avalon for new adventures. If anyone is interested in managing our communication newsletter, please contact our Property Manager or Master Board member.

9. Landscaping

Overall, most of the Avalon Landscaping survived the dry Winter and has been revived by the Spring/Summer rains. Fertilization will be starting again as many nutrients have been washed from the soil with the rains.

Dead fronds and leaves will be trimmed in October and new mulch laid in early November. The 2nd yearly Palm tree trimming will be completed in early December. The goal is to have the grounds looking beautiful by the Holidays.



Homeowners are requested to respect the flowers and shrubs and to keep pets out of the landscaping. Animal urine kills the greenery and it is expensive for the Association to replace the plantings. Also, please dispose of cleaning solutions properly and not into the landscaping. Homeowners respect for the landscaping is greatly appreciated.

10. Social Activities

A bulletin board has been installed in the Clubhouse for residents use. The intent is for neighborhood communication. If someone wishes to start a weekly mixer, meeting, etc., they can post an invite on the board. It can be used for a variety of things as a way to get to know and communicate with your neighbors. We ask anyone that posts to add a date. Postings will be removed at the end of each month.

ASSOCIATION GOALS

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

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