

# AVALON of NAPLES NEWSLETTER

## April, 2021

### 1. Master Board Meeting

A Master Board Meeting was held on April 22. Meeting Minutes are published on the [avalonofnaples.com](http://avalonofnaples.com) website. Topics discussed included an update on the Town Hall Meeting held April 1 and the status of the Turnover Committee (details below). The Board approved expenses for an arborist to determine compliance with the architectural landscaping plan.

### 2. Town Hall Meeting

Several topics raised during the Town Hall Meeting were discussed, including the addition of a fob to open the rear gate and cleaning the perimeter wall that faces County Barn and Davis Blvd. The installation of a fob would cost \$3,500 and it was decided that the expense was not justified at this time. Cleaning the perimeter wall is a maintenance item that will be addressed in the near future.

### 3. Master Turnover Committee

Of the four bid requests sent to engineering consultants, two (Delta, Velocity) responded with proposals. The Committee has held onsite meetings with both consultants to narrow the scope of the proposals and a decision to select one is pending.

Due to his workload, the arborist has not been able to give a firm date for his visit to Avalon.

Neal Communities submitted another request for payment of funds they believe are due from Avalon; however, details for the funds have not been received. In response, the Boards have sent letters to Neal requesting specific financial documents to be provided to each of the Associations to support their claims.

### 4. Landscaping Update

Perhaps you have seen someone drilling, injecting and plugging the Coconut Palm trees. Stahlman has been treating the White Fly infestation. The treatment is effective for 12 - 18 months. As problems are identified, fertilizers and fungicides are being added to the plants that have been struggling from the lack of rain and have yellowed or have black soot fungus. The old annual Begonias at

the Entry and Clubhouse are scheduled to be replaced with colorful Pentas soon. Your patience is appreciated as we wait for the Spring rains to turn everything beautiful again.

#### 5. Fining Committee

Two owners (Ann MacConnell and Greg Schwellet) have volunteered for the Fining Committee. One additional volunteer is needed to form the Committee. Violations of Rules and Regulations that result in fines can then be referred to this Committee. Please contact a Board member if you are interested in participating and need more information.

#### 6. Notice to Dog Owners

After numerous requests for owners to pick up after their dogs, many complaints are still being received. Anyone seeing pet waste not being picked up is asked to take a picture of the owner and or dog so that a violation can be documented and further action taken.

#### 7. Rules and Regulations - Signs

No signs, advertisements or any type of notice may be displayed from any Unit in such a way as to be visible from outside of the Unit.

Nothing can be placed in or on the Common Elements, including solar lights or ornaments. Potted plants cannot be placed in the landscaping.

No awning or canopy, shutter, air conditioner or any other projection may be attached, hung, displayed or placed on outside walls, doors, roof, windows or other portion the building or Common Elements. (Note: Avalon 1 Rules allow a wreath to be hung, not attached, to the front door. The goal of the Master Board is to eventually have consistent rules for Avalon.)

#### 8. Gate Damage

To avoid costly repairs, please wait patiently for the entry and exit gates/bars to fully open before driving through.

## 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  
[bg@bluekap.com](mailto:bg@bluekap.com)

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

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