

AVALON OF NAPLES NEWSLETTER

February, 2021

1. Master Board Meeting

The Master Board Meeting was held on February 25. Meeting Minutes are published on the avalonofnaples.com website. Topics discussed included the status of landscaping and an update on progress of the Turnover Committee (details below). The Board approved a standard for outside lightbulbs and a requirement for dryer vent cleaning (details below).

2. Town Hall Meeting

A Town Hall meeting is scheduled for residents on April 1, 5:30 pm, to be held poolside, as posted on the Avalon website. Please refrain from bringing food and drinks.

3. Master Turnover Committee

A second Turnover document was received from Neal. It was prepared by Forge Engineering and is titled Turnover Study - Finalized Preliminary Observations. It covers common areas, including the perimeter wall and signs, front gate/fences, irrigation and drainage, pavement/parking areas and pool/spa and equipment. It did not include the clubhouse, which was covered in the preliminary report. Neal is correcting a few minor issues found by Forge.

The Turnover Committee sent bid requests to four engineering consultants for recommendations regarding numerous issues identified by the Committee and three bid requests to arborists to determine compliance with the architectural landscaping plan. Conclusions and recommendations are expected in March.

4. Outside Lightbulb Standard

The Board approved an outside lightbulb standard requiring replacement of all outside lightbulbs with a standard lightbulb. Details are posted on the website. All outdoor lightbulbs are required to be replaced now so that there is uniformity in the appearance of the community at night.

5. Dryer Duct Cleaning

The Board approved a requirement that owners have their dryer vents cleaned annually. Southwest Florida Dryer Vent Cleaning was selected to conduct the cleaning, scheduled to begin on Monday, March 29. Owners that want their dryer vent cleaned should email brian@swfldvc.com with their name, address and phone number, no later than Friday, March 19, 2021, requesting service. A cleaning schedule will be established and owners will be sent an email with the day and time of their appointment. Payment of \$60 is due at the time the work is done. Details are published on the Avalon website.

6. Rules and Regulations

To help everyone better understand Avalon's Rules and Regulations, each month one rule will be described in greater detail.

An important rule affecting Avalon is the safe use and enjoyment of our outdoor grills and storage of our LPG gas tanks. The following requirements are for multi-unit condominiums and are enforced by the Collier County Fire Dept. with fines up to \$1,000.

- (1) Per Florida Fire Prevention Code, cooking grills using charcoal, wood or gas cannot be used or stored on a balcony, lanai or within 10 ft. of any structure. An exception in the Code allows electric portable, tabletop grills that do not exceed 200 square inches of cooking surface. Grills may not be stored outside of a Unit.
- (2) Storage of low pressure gas (LPG) cylinders is limited to **two (2) 2.7 pounds cylinders** per resident (NFPA Code) and must be stored in the Unit or garage. Cylinders may not be stored anywhere outside of the Unit.
- (3) **Use or storage of standard 20 pounds LPG cylinders is expressly prohibited.**

7. Social Activities

Social activities (cards, games) are now being held every Tuesday at 2:00 pm in the Clubhouse. The Avalon Community Calendar shows that the Clubhouse is reserved for these activities. Interested homeowners are welcome to attend.

8. Reminders

Pets should not be allowed to "water" the pretty flowers. Dead flowers will be replaced, but owners will have to pay for the additional expense.

ASSOCIATION GOALS

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

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