

AVALON OF NAPLES NEWSLETTER

June, 2021

1. Master Board Meeting

A Master Board Meeting was held on June 23. 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.

The year to date (through May 31) financials were discussed for Avalon 1,2,3 and the Master Associations. Expenses for Avalon 1,2 and 3 were below budget except for insurance premiums for Avalon 3. Master expenses were at or below budget except for water, gate operations and pool maintenance and heating.

Overall expenses were broken down as follows:

Water/Cable/LPG (pool and spa): 37%

Landscaping: 18%

Insurance: 17%

Building/maintenance: 16%

Avalon 1 and 2 have a line of credit to cover property insurance deductibles so that funds are immediately available to begin cleanup and repairs from damage to buildings caused by storm, fire, etc. These costs would be recovered by a special assessment. As previously pointed out, homeowners should be sure that their insurance policy includes a loss assessment provision to cover these costs. Avalon 3 and the Master Associations are pursuing a line of credit.

2. Master Turnover Committee

The Turnover Committee met on June 30 to discuss the status of preparations for an initial meeting with Neal. An extensive analysis of Neal financial claims has been completed and the Committee agreed that it is ready to meet.

A report from the arborist documenting his work is being prepared. However, the engineering consultant has not yet scheduled a date for a review of reserves.

3. Unwanted Solicitation

Solicitation in Avalon by any company, vendor, person, etc., for any reason is not allowed. Recently, a pest control company hired by a homeowner solicited work from other owners. Our policy was explained to him and he was asked to leave

the property. Please contact a Board member or our Property Manager when this occurs.

4. Spa Jets

When activating the spa jets, please be careful not to push the red emergency shutoff button, which shuts down the pool/spa filtration system and requires extra expense to have a technician restart and add additional chemicals.

Please do not use the pool or spa when a sign at the pool states that the pool is closed. Additional chemicals may have been added to purify the water.

5. Reminders

A hurricane guide is on the Avalon website. You may want to keep a hard copy in case internet service is not available.

There have been several complaints that visitors have had long waits for entry into Avalon. When visitors are expected, the Envira app should be used to enter information (name, company, etc.) to allow quick entry. Some improvements to our entry procedures are being reviewed.

Please be considerate of your neighbors and smoke away from the buildings or in your Unit. In addition to being a nuisance, there are many residents that have health issues and cannot tolerate smoke.

ASSOCIATION GOALS

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

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