



January 2022 Newsletter

Welcome everyone to the New Year. For the new owners and owners new to condominium living, it seems appropriate to start the New Year by providing information on “how the condominium is run”. Not only Avalon, but every condominium association in Florida is guided by statutes and rules that every board must follow in governing an association.

How are the Avalon Condominium Associations Run?

Avalon Association Boards

There is a Board of Directors for each Association, Avalon 1, Avalon 2, Avalon 3, and the Master Association. Each Board has three Director positions. The Boards meet regularly with the Property Manager to conduct the business of the Associations. Board meetings are the only time the Board members can discuss, in person, the business of the Associations. The owners are encouraged to attend these meetings to understand the concerns of the Associations. Notice of the meetings are always posted in advance on the message board by the mailboxes and on our website (Avalonofnaples.com). Owners may attend in person or use the call-in access.

Annual Meetings for each Association

The Annual meetings are scheduled once a year for all the owners to take part in the management of the Associations. This is the time the owners select new board members for open positions to represent them, and vote on any changes to the Governing Documents or Procedural Operations. Owners may cast their votes in writing by proxy or in person when they attend these meetings. These meetings are very important to the operations of the community and business can only be conducted if there is a quorum. Owners are granted one proxy vote per unit in each Association.



Property Manager

The responsibility of the Property Manager is to conduct day to day operations, follow budgets and guidelines from the Boards. The Property Manager reports activities to the Boards.

Business of the Board

Board members meet to discuss current and future expenditures, budgetary matters and operating procedures. Reports from the Property Manager and committees are presented to the Boards.

December 2021 Annual Meeting

Elections - An election is held when there are more volunteers than open seats on the Boards. At the 2021 Annual meetings, there remained only one candidate for Avalon 1 and one for the Master, so no elections were necessary and the remaining candidates were appointed.

The Board Directors are:

	Avalon 1	Avalon 2	Avalon 3	Master
President	Dona Frusher	William Ghauri	Howard Detmer	William Ghauri
Vice President	Beverly Molierno	Mathew Ziffrony	Vacant	Dona Frusher
Treasurer	Colleen Van Curen	Vacant	Robert Carubia	Robert Carubia

Changes to the Governing Documents - To change Governing Documents 2/3rds of the owners must vote to “approve” either in person or by proxy. At the 2021 Annual meetings less than 2/3rds of the owners voted so changes could not be considered to the Governing Documents. The following question was presented for owners to vote:



Question: Proposed amendment to the Declaration of Condominium, which would allow the Association to recover its attorneys' fees and costs from an owner that will not pay in accordance with the Governing Documents after they have been notified.

Changes to the Procedural Operations - To change a Procedural Operation 51% of the owners must vote to "approve" either in person or by proxy. At the 2021 Annual meetings only Avalon 1 met the quorum requirement, conducted a formal meeting and approved to change the three Procedural Operations in question.

Question #1 - adoption of a financial Reserve Pooling accounting method over the existing Straight-Line accounting for 2023.

Question #2 - approve the rollover of the 2021 remaining Operating funds into the 2022 budget.

Question #3 - approve to not have an additional financial audit for 2021 in favor of a report of cash receipts and expenditures.

The Directors of the Boards feel that approving the four questions is important to the successful management of the Associations, so another Proxy vote will be sent out by the end of February. Proxys sent-in for the December meetings are valid for 90 days and do not need to be sent again.

Pool Operations

Pool/Spa maintenance and operations were a challenge during 2021. The propane powered pool heaters were constantly needing repair due to age. In November 2021 the propane pool and spa heaters were replaced with electric heat pumps. Electric heaters are more reliable and less costly to operate so a substantial savings in operating expense is expected.



Landscaping

The growth of the roots of the two large Medjool Date palms close to the pool have damaged the tile coping around the pool. To prevent further damage to the pool deck and walls, the palms will be replaced with Triple Christmas palms that are slower growing and have smaller root systems.

As a further preventative measure to protect the buildings, pavers, and walkways, the Oaks will be removed in intervals in the near future. The Oaks around the pool will be the first removal phase.

Reminders

- Web site - The web site address is **Avalonofnaples.com**. Pass the word around because some owners are unaware of the web site. It contains information including Governing Documents, Board Meeting Minutes, Rules and Regulations, Meeting Announcements, Financial Reports, Calendar Events, etc.
- Be responsible pet owners and pick-up after your pets. Inform visitors or renters that it is also their responsibility to pick up after their pets. Waste should be deposited in owner's containers, not neighbors. Also, pets should not be allowed in the flower beds or plants to do their business. Landscaping replacement is starting to be a large expense that we all pay for. All pets must be on 6' leashes when outside.
- Collier County Trash Code is very specific about Waste Collection. The Waste Bins shall be placed at the curbside no earlier than 6:00 pm on the day before pick-up and moved back into the garage by 6:00 am the day after pick-up. If there are items too large for the Bins, then the owner must call Collier County Utilities at 239 252-2380 to schedule a pick-up.



- Guest Parking is for “guests only” and not a parking space for regular use by owners. Daily visitors or service people are considered guests and no notification to the management is needed. However, if an owner has a visitor overnight or for an extended visit up to 30 days, a parking permit is required. Contact the Property Manager to obtain a permit with car identification and length of stay for visitor. Resident temporary parking can be obtained for emergency situations by alerting the Property Manager.
- Landscaping and tree trimming can only be performed by Stalzman Landscapers. If you see a landscape problem email the Property Manager. Attach a photo of the problem you observe. Residents are not allowed to alter the landscape by cutting, trimming, planting or placing decorative items on the common grounds outside the entries.
- Envera Gate operations are slow due to the peak season population. Please be patient and a call center operator will answer. Owners should be using the window sticker access and not stopping at the kiosk. Likewise, the gate arms open slowly so patience is required. Do not push through the gate arms as the repair expenses are costly and an inconvenience to other homeowners when the arms are broken.
- A standard outside light bulb is required for all residents of the community. Please reference the website for the specifications. The bulbs should be replaced by the owners, as soon as possible, so Avalon has a unified appearance. Your cooperation is appreciated.
- Lake fountain lights at the West end have been on order for two months. Vendor is constantly being asked for a status update. The delay is due to a Covid temporary factory shut down and worker shortage. Patience is appreciated.



- Potluck Mixers will be added to the Calendar for February. Everyone that attends brings one dish to share and one's own beverage. In the past, it's been a great opportunity to meet the neighbors.
- Tenants must renew their lease when it expires at the end of the year. Homeowners need to draft a new lease with the tenants and re-submit the application for renewal at no charge. Contact the Property Manager for more information, if needed.

ASSOCIATION GOALS

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

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