



February 2023 Newsletter

Annual Board Meetings - were completed in December 2022. All proxy items were approved by 50% + homeowner participation.

Avalon 1 - Special thank you to all the Ambassadors who contacted owners in their buildings advising them to return their completed proxy votes. As a result, the agenda item to approve "Partial Funding of the Reserves" passed easily. Partial Funding will need to be voted on for the next three years so there will be only approximately a \$100 increase per quarter for that time.

Avalon 2 and the Master - approved the "Partial Funding of the Reserves".

Avalon 3 - approved all agenda items on the proxy (Partial Funding of the Reserves, reconvened vote from 2021 of the Pooling Method for Reserve Financial Expenditures and Recovering Legal Expenses from Violators).

Reminder: Ambassadors are still needed for Avalon 2 and Avalon 3. Sign up in the Clubhouse if interested.

Elections - Board Members for 2023

Master Board

Bob Carubia – President
Dona Frusher - Vice President / Secretary
Albert Roosendaal – Treasurer

Avalon 1

Dona Frusher - President
Beverly Molitierno - Vice President / Secretary
Colleen VanCuren – Treasurer

Avalon 2

Albert Roosendaal - President / Treasurer
Matthew Zifrony - Vice President / Secretary

Avalon 3

Howard Detmer - President
Robert Segretto - Vice President / Secretary
Bob Carubia - Treasurer



Landscape - Some of the scheduled trimmings of the Palms and the Hong Kong Orchids, due in December, have been postponed until March when the landscapers will be caught up with the Ian hurricane cleanup. Projects are completed each month and are ongoing. The current priorities are the replacement of struggling and dead plants in each association and the annual flowers at the Clubhouse, monument signs and entry. The Oak Removal Project has shifted to a maintenance program which will be managed by an arborist due to Collier County regulations.

Thank you! - A huge THANK YOU to the decorating committee for beginning the tradition of Holiday decorations. They were perfect! Special thank you to Joanne Marsch (Chair) and Ann MacConnell (Co Chair).

Pool Heater - There has been concern about the temperature of the pool water in the morning. You may recall that the pool & spa heaters were changed from propane heaters to electric heat pumps in November 2021. As a result, the pool will be cold in the morning when temperatures fall below 50 degrees and will gradually warm throughout the day. In addition, users were trying to turn off the spa (which automatically shuts off after 15 mins) by pushing the emergency shut off button. The button is for emergencies only. By pushing it, all power shuts down in the pool and spa. Sapphire Pools is onsite daily and has been monitoring and analyzing the issues. They have determined that the equipment is working fine and have suggested moving some of the power drain from the sub electric panel to the main panel as the last multi speed chemical feed pumps (installed in November 2022) are using more power than the old single speed pumps. This change will help when the temps drop below 50 degrees at night. New signage has been installed to alert users to not turn off the spa because it turns off automatically.

Quarterly HOA Fees - Several owners who signed up for electronic re-occurring payments have not made adjustments to their HOA fees payments. The HOA fees increased effective first quarter 2023. Please check to ensure the correct amount is transferred.

Zoom Calls - The Master Board approved the purchase of equipment that will allow accessibility to Zoom calls for Board and Committee meetings. Equipment will always remain in the Clubhouse and will be locked up when not in use. The board will send out an announcement when the equipment is secured and operational.

Committees - The initial meeting to develop committees took place in early January. The committees are now in the process of organizing and setting up meetings. There is still time to sign up. Sign-up sheets are in the Clubhouse. Please update the list if you have decided you no longer want to participate. The committees will be responsible for providing updates at Master Board meetings. They also need to communicate with the Board regarding their recommendations and to obtain approval for any expenditure. A Welcoming Committee sign-up has been added to the list posted in the Clubhouse. Sign up if interested.



Painting - The Avalon 1 Board has approved the painting of all buildings in Avalon 1 including all the prep work needed. They also approved wood repair where needed and the installation of new carriage lights (to match current exterior lights). The Master Board has approved painting of the Clubhouse, entry gates, and monument signs. They also approved the installation of two new carriage lights. Impacted residents will receive notices when their building is scheduled for work. It is important to read and follow all instructions. Owners will be allowed to park in Guest Parking when their building is being painted. The board has chosen Northern Contracting painting company, and the workers will be setting up a staging area in the guest parking lot near building 2. The project will begin on February 13, 2023 on buildings 6934 and 6928.

Email Blasts - Owners not receiving email blasts need to first check their junk mail or send their updated email address to Saida at smamedova@vestapropertyservices.com. Please copy Dona at dona1101avalon@gmail.com. Owners need to advise any changes to email addresses. An intensive effort has been focused on updating the current distribution list so all owners receive community notices.

Reminder: All identified issues should be reported to the property manager and copy board members. No committee or owner should be contacting vendors directly.

Trade Show for Condo Associations - On April 14th, a trade show highlighting vendors who provide services to condo associations will take place at Alico Arena in Fort Myers. All owners are welcome to join Master Board President, Bob Carubia who will be attending. Please contact him if you are interested.

Renter Renewals - must be completed before expiration dates and approved by the Association Boards. There is no renewal fee. Owners of rentals should contact the property manager, Saida Mamedova, for the forms to obtain the approval.

Rules and Regulations — There should be no personal items placed in the landscape outside of the entries. A wreath hung on the door, not attached, and one potted plant are allowed. Landscapers need to carry out their jobs without obstacles.



ASSOCIATION GOALS

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

Saida Mamedova, Condominium Association Manager
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