

AVALON OF NAPLES NEWSLETTER

December 2020

1. Avalon 1, 2, 3 and Master Annual Meetings

No annual meetings were held since there was not a quorum of residents for any of the meetings. A quorum of 50% of Homeowners, either in person or by mail in proxies, are needed to conduct business at an annual meeting.

2. Avalon 1, 2, 3 and Master Board meetings

December Board meetings were held. The minutes of those meetings will be available on the Avalon website.

3. Master Rules and Regulations

Several Master Rules and Regulations were approved at the Master Board Meeting held on December 28, including rules for parking and enforcement, compliance and fines, pets and smoking. Additional rules and regulations will be established and/or amended as necessary. Please familiarize your household and guests with these rules, as they will be enforced going forward.

4. ENVERA Gated Entry

Homeowners should complete their profiles with ENVERA and set up a pin at www.MyEnvera.com. Guests are required to be entered in the homeowner's profile on the ENVERA website, mobile app or called in (1-877-936-8372). A brochure is available in the Clubhouse or directions are on the website. Date(s) of stay are required for guests.

Gate entry stickers are to be used on homeowner vehicles registered with ENVERA. Two free stickers are furnished when a unit is purchased. Only two stickers will be active for a single car garage. A double car garage owner may purchase one or two additional stickers if the household has three or four vehicles.

Homeowner vehicles must be parked in the owners garage or driveway. Guest parking is for guests only. Gate entry stickers may not be passed out to home watchers, vendors, friends or guests. All visitors must be entered on the guest list on the ENVERA website.

5. Assessment Payments

2021 HOA payments will not be requested using a payment coupon booklet as previously announced. Payment invoices will be sent by email or regular mail, as Homeowners had previously requested.

6. Master Turnover Committee

The Master Turnover Committee has met several times to conduct inspections of common areas including the clubhouse, pool/spa, streets, sidewalks, curbs, gates and wall. Buildings are not included because they are covered by Avalon 1, 2 and 3 Turnovers. The purpose of the inspections is to determine issues that need to be discussed with Neal.

The Committee has received two reports from Neal: one for the clubhouse, prepared by Forge Engineering, and an audited financial statement for the period of August 25, 2016 (inception) to September 30, 2020 (Turnover), prepared by HAFER Certified Public Accountants and Consultants. Additional reports are expected for the other common areas. The reports are being reviewed by the Committee.

7. Avalon of Naples Website

The official Avalon of Naples website (www.avalonofnaples.com) is now active. It includes information about Avalon, a Community Calendar, notices, forms and newsletters. It is user friendly and will allow you to keep up to date with what is happening in your community.

8. Volunteers Needed

Fining Committee - If interested in being a member of the Fining Committee, please send a written intent to the Master Board of Directors and copy Philippe. All applicants will be considered and a committee will be approved at the next Master Board Meeting. The Fining Committee requires three positions and there is only one applicant at this time.

A volunteer is needed to move the recycle and trash bins from the Clubhouse to the curb for Monday pickup. Due to limited activity in the Clubhouse, this will probably not be required every week. If interested, contact a Board Member or Philippe.

(Note: Residents should not use the Clubhouse recycle and trash bins or trash receptacles in the pool area for personal household recyclables or trash.)

9. Reminders

Cleaning second floor lanais must be done by dry mopping or steam cleaning. It is not acceptable to pour dirty water down the screens and into the first floor lanais. Please be respectful of your neighbors property.

While enjoying the pool and spa, please remember that some of your neighbors may be trying to enjoy their lanais. Noise and loud voices from the pool can be heard from the Units that backup to the retention pond.

ASSOCIATION GOALS

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

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