

AVALON OF NAPLES NEWSLETTER

October 2020

1. Master Turnover - The Avalon of Naples turnover from Neal was completed on September 30, 2020. The new Board structure is:

Master Board Directors

President - Bill Ghauri

Vice President - Dona Frusher

Treasurer - Robert Carubia

Avalon 1 Board Directors

President - Dona Frusher

Vice President - Beverly Molitierno

Treasurer - Ken Perun

Avalon 2 Board Directors

President/Treasurer - Bill Ghauri

Vice President - Matt Zifroni

Avalon 3 Board Directors

President - Mike Harris

Treasurer - Robert Carubia

Master Board responsibilities are to maintain consistency with all three Associations in respect to Rules, Regulations, Vendors, etc.

Avalon 1,2,3 Association Board responsibilities are to manage the budgets to service the master budget.

2. Gate Closure - Neal has confirmed that the gates will be open until the sale of the last unit is finalized in early November.
3. Driveways/Pavers - Driveways and pavers are scheduled to be power washed October 28 - 30.
4. Gutters - Gutters are scheduled be cleaned during the first week of November for the buildings that back up to the nature preserve (1200, 1300, 1400, 1500).

5. New Signage - New signs are being ordered and will be installed as soon as possible, as follows:

- Visitor Parking Only signs - to be installed in all visitor parking areas. Violators vehicles will be towed and it will be the owners responsibility to contact the towing company to retrieve their vehicles with fines up to \$145.

- Speed Limit signs - to be decided at a later date. 25 MPH is the lowest speed limit that police will enforce. Will changing the speed limit to 15 MPH make a difference to those that don't respect the speed limit now?

6. Pool/Clubhouse - The pool/spa and clubhouse have been opened for resident and family use only (no guests), according to CDC guidelines. Please respect social distancing, sanitation and limit usage to 2 hours if others are waiting to use the pool. Hours are as follows, 7 days/week:

Clubhouse: 7am - 10pm

Pool/Spa: Sunrise to Sunset

A key fob is required to enter the clubhouse and pool area.

6. 2021 Budgets - The 2021 Master and Avalon 1,2,3 budgets will be introduced and drafts approved at the Board Meetings in October for mailing and finalization in November.

7. Reminders

(1) Nothing (trees, plants, shrubs, seeds, etc.) is to be planted any where on Avalon property. All landscaping is to be done by the Association in order to keep the property looking uniform.

(2) Please advise Philippe of any outside issues that may need to be addressed. He can be contacted at 239-947-4552. Please do not contact vendors directly.

8. Website - The Master Board is working with MSWebservices to set up the Avalon of Naples Community website.

9. Committees

- The Master Turnover Committee members are Robert Carubia, Bill Ghauri, Ken Perun and Cliff DeRose. The purpose of this Committee is to review the transfer of Avalon of Naples from Neal to the Condominium Association. The review includes amenities (clubhouse, pool/spa), streets,

visitor parking areas, sidewalks, gates, perimeter fences, drainage/pond, irrigation and all other areas that are not considered common areas. This Committee does not review anything previously reviewed during Avalon 1,2,3 turnovers. The Committee will review Engineering and Financial documents prepared by/for Neal and negotiate with Neal to resolve any outstanding issues. An initial meeting of the Committee will take place in the near future.

- Other Committees will be identified at future Board Meetings. Volunteers are welcome. Thank you to those that have already expressed interest.

ASSOCIATION GOALS

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

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