

HOA of Avalon Village Board of Directors meeting minutes 2/10/25 9am

- call to order/determination of quorum: 9:02am
 - in-person: Bobby Burkholder, Heather Montesanti, Gabriel Bussell; phone: Elkins Dahle, John Wegner (joined 9:05am)
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved
- motion to approve moving Cambridge street lights Duke energy bill from Cambridge budget to master budget for payment
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to move Cambridge street light bill under master budget, will move \$6200 from Cambridge operating to Cambridge reserve
- motion to approve one of the pool leak detection proposals
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward , unanimously approved to hire Florida Leak Detectors to locate pool leak for quoted \$1799, if needed
- motion to approve purchase of extra battery for clubhouse blower
 - motion to amend to approve purchase of extra new blower w/battery included
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to purchase new blower w/battery included
- motion to approve proposal for fence to be moved at easement on Garden Hills, Lot 7 in Hawthorne
 - motion to table
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to table to next meeting in order to provide time to obtain additional quotes
- motion to approve purchase of mulch for picnic area
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to purchase mulch for picnic area
- motion to approve purchase of rack for gym equipment
 - motion to amend purchase of rack for gym equipment with \$300 limit
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to purchase rack for gym equipment with \$300 limit
- motion to deny request for rental exception to allow homeowner to rent home prior to 2-year ownership
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to deny rental exception
- motion to approve use of existing accounting firm for auditing purposes
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved
- motion to approve finings: account ending in 4684 \$1000 Dead Grass
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved
- resident questions on agenda items
- motion to close: @ 9:48 am
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell

-motion carried, unanimously approved Meeting adjourned @9:48 am