

HOA of Avalon Village Board of Directors meeting minutes 9/10/25 9:30am

- call to order/determination of quorum: 9:34am
 - in-person: Gabriel Bussell, John Wegner, Elkins Dahle, James Amrhein
 - absent: Bobby Burkholder, Heather Montesanti
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
- proof of notice
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved
- old business
 - approved tree trimming near some monument signs – completed
 - approved Bahia sod for Isles DRA for erosion control – completed
 - approved abatement invoice for acct ending in 2942 to be put on acct – completed
 - discuss abatement SOP – in progress
 - discuss nonresident clubhouse rentals – only residents allowed to rent
 - discuss fence determination from legal along south border of Cambridge – appears to belong to Publix
 - clocks for pool deck – purchased, still need to be put up
 - social committee funding request - \$2000 approved for upcoming holidays
 - financial hardship for acct ending in 2392 - denied
 - fining - approved
- new business
 - motion to approve \$1297 quote from Apex Soft Wash to soft wash several common areas
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved for soft wash of 5 different common areas
 - motion to table discussion of waste management company choosing
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to table choosing of waste management company until further pricing can be done
 - motion to approve \$1328.63 quote from Aventura Nursery & Landscape, Inc. for trees for Isles park
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved for 3 crape myrtle trees delivered & installed (\$275/tree + \$150/tree installation, plus \$53.63 tax)
 - motion to deny fine waiver request for acct ending in 5398
 - 1st: 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to deny fine waiver request
 - discuss need for weekend volunteers/help
 - motion to post HOA emails of board members in clubhouse & by pool for communication
 - 1st: 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to post HOA emails of board members
 - discuss landscape maintenance change
 - John Wegner & James Amrhein looking into alternatives
 - motion to approve finings:
 - account ending in 1403 - \$100 for architectural approval needed for modifications (post-driveway widening fee)
 - account ending in 9772 - \$100 for lot maintenance (please weed plant beds)
 - account ending in 3109 - \$100 for lot maintenance (please weed plant beds)
 - account ending in 1884 - \$100 for landscaping (please weed expansion joints)

-account ending in 1266 - \$100 for unsightly (items in view – please move items out of public view)

-1st: John Wegner, 2nd: Gabriel Bussell

-motion carried forward, finings unanimously approved

-resident questions

-discussed landscaping new trees along Oak Chase Blvd

-discussed dead trees in Avalon West – awaiting developer response

-discussed Avalon West pool – working on security system

-discussed drainage issue in Avalon West

-motion to close: 10:24am

-1st: Elkins Dahle, 2nd: John Wegner

-motion carried, unanimously approved; meeting adjourned 10:24am