



**The HOA of Avalon Village, Inc.
A Corporation Not-for-Profit**

BOARD OF DIRECTORS MEETING MINUTES

The Board of Directors Meeting of the **The HOA of Avalon Village, Inc.** will be held at the following place, date and time:

Place of Meeting: **681 Oak Chase Blvd**
Spring Hill, FL 34609

Date of Meeting: **Thursday February 12 ,2026**

Time of Meeting: **10 AM**

ZOOM LINK

Join via Zoom Meeting

<https://us06web.zoom.us/j/81422173619?pwd=e6zVTTWozlWE2l8BGrtRXzrQtKjuz.1>

Meeting ID: 814 2217 3619

Passcode: 173847

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum:motion to call meeting to order at 10:01 AM. 1st John Wagner,2nd Elkins Dahle, motion carried forward and passed unanimously. In attendance live Elkins

Dahle, Heather Montesanti, John Wegner. Present via zoom Bobby Burkholder quorum established

2. Proof of Notice: Motion to accept proof of notice 1st Elkins Dahle, 2nd John Wagner motion carried forward and passed unanimously.

3. Old Business

- Finalize and approve allocation of money carried forward into 2026 for landscaping monument signs approved last year.
- Vote on Rental Restriction Exception request acct# ending with 3511
- Discuss and approve letter of Engagement for Audit from DeMare Accounting
- Fining

4. New Business

- Discuss community standards changes (turf replacement, metal pergola roofs). : Discussion on changing the turf section as well as the metal pergola/gazebo. Heather will put some draft language together and circulate amongst board members for review.

- Fining:

ACCT #	last 4	Violation
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2405		Replace sod \$1000
Unanimously approved.		

3659		Replace sod	Hold for 30 days
until March 15, 2026			
passed in favor Elkins Dahle, Heather Montesanti and Bobby Burkholder. Opposed John Wegner.			

5457		Weed plant beds	\$100
Unanimously approved.			

5457		Weed expansion joints	\$100
Unanimously approved.			

5908		Edge sidewalks driveway and curbs	
\$100		Unanimously approved.	

2638		Replace damaged mailbox	\$100
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Unanimously approved.

5436 Replace sod put on hold for 30 days
March 15, 2026 Approved Elkins Dahle, Heather
Montesanti and Bobby Burkholder for. John Wegner
opposed.

1292 Replace sod put on hold for 30
days until March 15, 2026 approved. Elkins Dahle,
Heather Montesanti and Bobby Burkholder for. John
Wegner opposed.

5. Resident Questions on agenda: None

6. Adjournment: Motion to adjourn meeting @ 11:00 AM 1st Heather Montesanti, 2nd Elkins Dahle
motion carried forward and passed unanimously.