



**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 19 ,2026

Time of Meeting: 6 PM

ZOOM LINK

Join via Zoom Meeting

<https://us06web.zoom.us/j/83742779702?pwd=EeGfM69AaawEG1ZNStuFTavQlzxvnr.1>

Meeting ID: 837 4277 9702

Passcode: 192890

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum: Motion to call to order @ 6PM, 1st Bobby Burkholder, 2nd Elkins Dahle, motion carried forward and passed unanimously. Present in person John Wegner, Elkins Dahle, Heather Montesanti and James Amrehin (association manager) Via zoom Bobby

Burkholder, quorum established. Also present in person Tony Grat (prospective appointee) and via phone Becky Perez (prospective appointee)

2. Proof of Notice: Motion to approve posting notice 1st Bobby Burkholder, 2nd Elkins Dahle, motion carried forward and passed unanimously.

3. Old Business

- Discuss community standards changes (turf replacement, metal pergola roofs).
- Fining

4. New Business

- Interviews with Potential board appointees: 2 prospective appointees were interviewed (Tony Grat and Becky Perez)
- Board vote to appoint 5th board seat: Vote set forth and Becky Perez won with 3 votes and Tony Grat had 1 vote
- Board Organization (Board votes on roles Pres,VP,Treasurer,Secretary,Director at Large):
Board voted on positions and here are the results
 - o John Wegner President
 - o Heather Montesanti Vice President
 - o Elkins Dahle Treasurer
 - o Becky Perez Secretary
 - o Bobby Burkholder Director at Large
- Presentation from a roofing company: Gentlemen from roofing company gave short presentation on Metal roofs, with question and answers

5. Resident Questions on agenda: Couple of questions from audience members concerning noise from metal roofs.

6. Adjournment:Motion to adjourn meeting at 6:48 PM, 1st John Wegner, 2nd Elkins Dahle motion carried forward and passed unanimously.

