



**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:**                      **Monday June 1<sup>st</sup>, 2026 9 AM**

**Time of Meeting:**                      **9 AM**

**ZOOM LINK**

Join via Zoom Meeting

<https://us06web.zoom.us/j/87650213634?pwd=auydwca3DafWxj7A942BZozaySO7k.1>

Meeting ID: 876 5021 3634

Passcode: 401541

305 224 1968 US

## **BOARD OF DIRECTORS MEETING AGENDA**

1. Call to Order/Determination of Quorum: Call to order 9:01 a.m. Elkins Dahle, Becky Perez, John Wegner present, Heather Montesanti via zoom. Quorum established. 1<sup>st</sup> Elkins Dahle, 2<sup>nd</sup> John Wegner unanimously approved

2. Proof of Notice: Accepted 1<sup>st</sup> Elkins Dahle 2<sup>nd</sup> John Wegner, unanimously approved

3. Approval of minutes from last board meeting: 1<sup>st</sup> Elkins Dahle, 2<sup>nd</sup> John Wegner, unanimously approved

4. Old Business

- Discuss Spectrum Marketing Agreement
- Discuss Water restrictions
- Discuss Payment plan for acct # ending 1113
- Fining

Accept minutes 1<sup>st</sup> Elkins Dahle, 2<sup>nd</sup> Heather Montesanti, unanimously approved

5. New Business:

|          |        | Finning                  |
|----------|--------|--------------------------|
| ACCT#    | AMOUNT | VIOLATION TYPE           |
| • 2454   | \$100  | Weeds in ornamental Beds |
| • 3659   | \$100  | Remove dead palm trees   |
| • 5398   | \$100  | Expansion joint weeds    |
| • 5445   | \$100  | Expansion joint weeds    |
| • 6135   | \$100  | Remove dead fronds       |
| • 6135   | \$100  | Trim tree off sidewalk   |
| • 2942   | \$100  | Overgrown lawn           |
| • 5179   | \$100  | Edging                   |
| • 2996   | \$100  | Weeds in ornamental beds |
| • 2389   | \$100  | Remove dead palm fronds  |
| • 2569   | \$100  | Remove white pvc poles   |
| • 1266   | \$100  | Remove dead palm fronds  |
| • 1266   | \$100  | Weeds in ornamental beds |
| • 1266   | \$100  | Expansion joint weeds    |
| • 0763   | \$100  | Edging                   |
| • 0140   | \$100  | Edging                   |
| • 1235   | \$100  | Edging                   |
| • 5870   | \$100  | Dead palm fronds         |
| • 3801   | \$100  | Dead palm fronds         |
| • 3819   | \$100  | Overgrown lawn           |
| • 3650   | \$100  | Edging                   |
| • 3650   | \$100  | Overgrown lawn           |
| • 6099   | \$100  | Commercial Signs         |
| • 1549   | \$100  | Remove dead fronds       |
| • 1116   | \$100  | Remove dead plants       |
| • 7726   | \$100  | Tree removal needs ARB   |
| approval |        |                          |
| • 1364   | \$100  | Trim tree off sidewalk   |
| • 1399   | \$100  | Expansion joint weeds    |
| • 5521   | \$100  | Expansion joint weeds    |

After reviewing fining list: 1<sup>st</sup> John Wegner, 2<sup>nd</sup> Elkins Dahle, unanimously approved assessing fines

6. Resident Questions on agenda items: One resident in attendance with no questions.

7. Adjournment:9:08 a.m. 1<sup>st</sup> John Wegner, 2<sup>nd</sup> Elkins Dahle, unanimously approved