



**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: **Tuesday June 30, 2026**

Time of Meeting: **9 AM**

ZOOM LINK

Join via Zoom Meeting

<https://us06web.zoom.us/j/89768352961?pwd=3SQ43u1aLUa2wnDZNLLvej1ZoPlix.1>

Meeting ID: 897 6835 2961

Passcode: 751582

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum: Call to order 9:00 a.m. John Wegner, Becky Perez, Elkins Dahle present, Bobby Burkholder via zoom. Quorum established. 1st Becky Perez, 2nd Elkins Dahle motion carried forward unanimously approved.

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

3. Approval of minutes from last board meeting: 1st Elkins Dahle, 2nd John Wegner motion carried forward.

4. Old Business:

- Discuss Clubhouse parking lot restriping
- Discuss/approve Logo rebranding choices
- Discuss and approve drain pipe and concrete pads for clubhouse
- Discuss/approve mulching of tree rings for Black magic crepes that have been planted
- Discuss funding options for pool resurfacing
- Discuss/approve replacement of intake grates in main pool as per the Virginia Graham Baker law
- Abatements last 4 account numbers 1266 and 3819 and 2942
- Discuss Down to Earth contract and issues
- Discuss SWFMD water restrictions
- Discuss pool issues

Motion carried forward. 1st Elkins Dahle, 2nd Becky Perez unanimously approved

4. New Business

▪ Fining

• ACCT #	AMOUNT	VIOLATION TYPE
• 5577	\$100	Mow grass/portions of yard/grass over grown
• 5899	\$100	Weed expansion joints in sidewalk, driveway, curb
• 5382	\$100	Edge all sidewalks, driveway and curb
• 2405	\$100	Mow grass /portions overgrown
• 2405	\$100	Weed expansion joints in sidewalk, driveway, curb
• 2405	\$100	Edge all driveway, sidewalks, curbs
• 5398	\$100	Edge all sidewalks, driveway and curbs
• 5951	\$100	Weeds in expansion joints, sidewalk and curb
• 6458	\$100	Remove dead plants/bushes
• 9772	\$100	Weed expansion joints in sidewalk, driveway, curb
• 2422	\$100	Edge all sidewalks, driveway and curbs
• 3650	\$100	Edge all sidewalks, driveway and curbs
• 0998	\$100	Edge all sidewalks, driveway and curbs
• 3946	\$100	Remove dead palm fronds
• 1578	\$100	Trim tree branches from blocking sidewalk
• 1266	\$100	Mow grass/portions overgrown
• 1266	\$100	Edge all sidewalks, driveway and curbs
• 5908	\$100	Weed expansion joints in sidewalks, driveway, curb
• 9986	\$100	ARB approval required-flagpole installation
• 9197	\$1000	ARB approval required-lanterns in trees and lights
• 5608	\$100	Mow grass/portions of yard overgrown
• 2486	\$100	Edge all sidewalks, driveway, curbs
• 2486	\$100	Weed expansion joints in sidewalks, driveway, curb
• 5941	\$100	Remove weeds in plan/flower beds
• 3819	\$100	Edge all sidewalks, driveway and curbs
• 5330	\$100	Weed expansion joints in sidewalk, driveway, curb
• 6099	\$100	Remove item (cooler) from public view
• 6099	\$100	Remove dead palm fronds
• 6127	\$100	Mow grass/ portions of yard over grown
• 1399	\$100	Trim tree branches from blocking sidewalk

After reviewing/discussing fining list: 1st Becky Perez, 2nd Elkins Dahle, unanimously approved assessing fines

5. Resident Questions on agenda items

No residents in attendance with questions.

5. Adjournment: 1st Elkins Dahle, 2nd Becky Perez-unanimously approved

