



**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 July 9<sup>th</sup> 2026**

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

**ZOOM LINK**

Join via Zoom Meeting

<https://us06web.zoom.us/j/82283499141?pwd=KWdej30J8XT3TJTThDqcSaUC4sqmC1a.1>

Meeting ID: 822 8349 9141

Passcode: 872534

305 224 1968 US

**BOARD OF DIRECTORS MEETING AGENDA**

1. Call to Order/Determination of Quorum: Motion to call meeting to order 9 AM ,1<sup>st</sup> Becky Perez,2<sup>nd</sup> Elkins Dahle. Motion carried forward and passed unanimously. In attendance in person, John Wegner, Elkins Dahle and Becky Perez.James Amrhein (association manager). In attendance via zoom Bobby Burkholder and Heather Montesanti quorum established

2. Proof of Notice: Motion to approve proof of notice 1<sup>st</sup> Elkins Dahle, 2<sup>nd</sup> Becky Perez. Motion Carried forward and approved unanimously.

3. Approval of minutes from last board meeting: Motion to approve minutes from last board meeting (June 30, 2026) 1<sup>st</sup> Elkins Dahle,2<sup>nd</sup> John Wegner motion carried forward and passed unanimously.

4. Old Business

- Fining

4. New Business

- Discuss pool resurfacing funding: Motion to approve using no more than 50% of reserve balance at the time of contracting

for pool refinishing and the balance would be a onetime special assessment. 1<sup>st</sup> Elkins Dahle, 2<sup>nd</sup> Becky Perez 4 votes for (John Wegner, Becky Perez, Elkins Dahle and Heather Montesanti. 1 opposed vote (Bobby Burkholder) motion carried forward and passed.

- Discuss rental exemption acct# ending 5610: Motion to approve Exemption to Rental Restriction based on Military transfer on the condition that the outstanding account balance be brought current. 1<sup>st</sup> Bobby Burkholder, 2<sup>nd</sup> Heather Montesanti motion carried forward and passed unanimously
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
- Discuss plant replacement for dead plants in Island in front of West pool: Motion to approve estimate for \$2498.76, with the addition of brown mulch for this installation. Jim will get an estimate for the mulch and if it falls below his spending authority he will approve. 1<sup>st</sup> Becky Perez, 2<sup>nd</sup> Heather Montesanti motion carried forward and approved unanimously.

5. Questions from residents on agenda items: One question from in person resident pertaining to using financing for the pool resurfacing asked and answered.

Multiple questions from a zoom participant about landscape in Avalon West asked and answered.

6. Adjournment: Motion to adjourn meeting at 9:54 AM, 1<sup>st</sup> Elkins Dahle, 2nd Becky Perrez motion carried forward meeting adjourned at 9:54 AM