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 August 3rd, 2026**
Time of Meeting:	**9 AM**

ZOOM LINK

Join via Zoom Meeting

https://us06web.zoom.us/j/88912643148?pwd=aqGUe4f1iQzFbpdnLRkYO3ZHZzLubX.1

Meeting ID: 889 1264 3148
Passcode: 967066

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum: Motion to call meeting to order at 9 AM. 1st John Wagner, 2nd Elkins Dahle. Motion carried forward and passed unanimously. In attendance live Elkins Dahle, John Wegner and Becky Perez quorum established. James Amrhein (association manager also present. Not in attendance Bobby Burkholder and Heather Montesanti.

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

3. Approval of minutes from last board meeting: Motion to approve BOD meeting minutes held on July 9th 2026, 1st Elkins Dahle, 2nd John Wegner motion carried forward and passed unanimously.

4. Old Business

- Discuss pool resurfacing funding
- Discuss rental exemption acct# ending 5610
- Discuss plant replacement for dead plants in island in front of West Pool

5. New Business

- Fining: Motion to approve fines as listed below 1st Elkins Dahle, 2nd John Wegner motion carried forward and passed unanimously.

Last 4 acct #	Fine Amount	Violation
2880	$100	Weeds in plant beds
2640	$100	Weeds in plant beds
4908	$100	Dead palm fronds
5619	$100	Expansion joint weeds
5712	$100	Weeds in plant beds
3109	$1000	Dead Palm tree
3109	$1000	Expansion Joint weeds
3109	$1000	Edging
3739	$100	Edging
6099	$1000	Commercial Sign

- Discuss and approve pool resurfacing company: Tabled to the August 13 2026 Board meeting as during discussion Elkins Dahle walked out of the meeting and broke quorum. The meeting was adjourned immediately at 9:34 AM

6. Questions from residents on agenda items N/A as meeting was abruptly closed, there were 2 residents in attendance.

7. Adjournment; Meeting was adjourned at 9:34 AM due to quorum being broke due to board member leaving during meeting.