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 31, 2026**
Time of Meeting:	**9 AM**

ZOOM LINK

Join via Zoom Meeting

https://us06web.zoom.us/j/81362880317?pwd=1MyAYoHwsQu3z2Y8bE2vuSb7g6Rt8Y.1

Meeting ID: 813 6288 0317

Passcode: 276016

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum: Motion to call meeting to order at 9:00 am, 1st Becky Perez,2nd Heather Montesanti. Motion carried forward and passed unanimously. In attendance live Becky Perez, Heather Montesanti and John Wegner Elkins Dahle via telephone quorum established. James Amrhein (association manager) also present. Not in attendance Bobby Burkholder

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

3. Approval of minutes from last board meeting: Motion to approve BOD minutes held on August 13, 2026, 1st Becky Perez, 2nd Heather Montesanti motion carried forward and passed unanimously.

4. Old Business:

- Down to Earth (meeting with Chris Labenz)
- Budget Discussion on proposed 2027 budget
- Arb appeal acct# 0096 (double gates)
- Common Area Parking Issue acct#5586
- Approval of abatement invoice acct#2942
- Formal approval of lien/foreclosure acct# 2422
- Discuss pool refinishing
- Formal approval of Gate repair quote from SAAS for Cambridge

5. New Business:

- Fining

Last 4 acct #	Fine amount	Violation
1640	$100	Remove weeds in walkway beds next to driveway
5398	$100	Remove dead plants/bushes-remove dead palm tree
0454	$100	Remove weeds from plant beds
5457	$100	Remove weeds from plant beds
6458	$100	Remove dead fronds from palm tree
5461	$100	Remove weeds from plant beds
7207	$100	Remove dead plants in landscaping
7207	$100	Remove weeds in plant beds
7207	$100	Edge sidewalk & driveways and curb
0998	$100	Lawn needs mowing
9468	$100	Edge sidewalk and curbs
5909	$100	Remove weeds from all expansion joints
5909	$100	Edge sidewalk & driveway and curb
5909	$100	Lawn needs mowing
4908	$100	Remove fence post
5413	$100	Trim tree branches off sidewalk to allow unobstructed path
4047	$100	Remove dead palm stalk from landscaping
1235	$100	Edge sidewalk& driveway and curbs
1659	$100	Remove weeds from all expansion joints
5941	$100	Remove weeds from plant beds
4684	$100	Prune/Trim overgrown shrubbery
1091	$100	Remove weeds from plant beds
5815	$100	Remove weeds from all expansion joints
5815	$100	Edge sidewalks& driveway and curbs
5436	$100	Remove weeds from plant beds
1037	$100	Remove weeds from all expansion joints
2871	$100	Remove weeds from plant beds
5317	$100	Edge sidewalks& driveway and curbs
1411	$100	Remove three dead pine trees

Motion to approve fines as listed above: 1st John Wegner, 2nd Heather Montesanti. Motion carried forward unanimously.

Approve pool contract with The Pool Works in amount of 107,203.00. Motion to approve with three swim lanes with any unused funds from special assessment will be in the form of an account credit. 1st Heather Montesanti, 2nd Elkins Dahle .Motion carried forward unanimously. The board previously approved half of the cost will come from reserves and the remainder will be by a onetime special assessment in amount of $36.40 for each lot. Jim will check with legal obtaining clarification on how board should move forward in event unforeseen issues are found once pool is drained and repairs are needed at an added cost outlined in contract.

6. Questions from residents on agenda items

One resident present and three via zoom. Resident in attendance asked a question about special assessment.

7. Adjournment: Motion to adjourn meeting at 9:23 am. 1st John Wegner, 2nd Heather Montesanti. Motion carried forward unanimously approved.