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 September 10, 2026**

Time of Meeting: **6 PM**

ZOOM LINK

Join via Zoom Meeting

https://us06web.zoom.us/j/84737848869?pwd=CCAwEweKze9AwyYobfRhYK8dBMC9Rb.1

Meeting ID:

Passcode: 806209

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum:Motion to call to order at 6:00 pm.1st Becky Perez, 2ndElkins Dahle.Motion carried forward and passed unanimously. In attendance live Becky Perez, John Wegner. Elkins Dahle via speaker phone, Bobby Burkholder by zoom.Quorum established. Not in attendance 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 Monday August 31 2026,1st Elkins Dahle, 2nd Becky Perez motion carried forward and passed unanimously.

4. Old Business

- Fining
- Approve pool contract with The Pool Works

5. New Business:

- Formally approve payment plan acct# 1898

Motion to approve payment plan 1st Elkins Dahle, 2nd Becky Perez. Motion carried forward and passed unanimously.

- Approve abatements for acct#

  2942 Mow grass, bed weeds, expansion joint weeds

  1266 Mow grass, bed weeds, expansion joint weeds
  5398 bed weeds

Motion to approve abatements 1st Elkins Dahle, 2nd John Wegner. Motion carried forward.

- Discuss stationary bike proposal

Motion to approve the purchase of a new seat replacement at a cost of $56.25..CAM will get it ordered Motion to approve.1st John Wegner, 2nd Becky Perez. Motion carried forward and passed unanimously.

- Discuss 2026 expenditures and where we are

Information discussion no formal vote needed.

- Discuss Proposed 2027 Budget and finalize any adjustments.

Motion to place on October BOD agenda for formal approval.1st Elkins Dahle, 2nd John Wegner. Motion carried forward and passed unanimously.

- Discuss landscaping projects for monument signs Manors, Avalon West and well screening for Isles and West pumps

Landscaping of these monuments will be scheduled with plants used for other monuments at a total proposed cost of $7,105.49 from Aventura Nursery & Landscape Inc. Motion to approve 1st Elkins Dahle, 2nd John Wegner. Motion carried forward and passed unanimously.

Questions from residents : One resident present at BOD meeting.Three by zoom.

Putting the proposed budget online for residents viewing..

Residents should have an opportunity giving input on issues being voted on at board meetings.

Why monuments in Avalon West were different from other monuments.

Street sign at entrance of Avalon West off of County Line Road

Issues in a retention pond area In Avalon West. CAM will reach out and see what Swiftmud will allow.

Adjournment: Motion to adjourn at 6:40 pm, 1st John Wegner, 2nd Elkins Dahle. Motion carried forward and passed unanimously.