The HOA of Avalon Village, Inc.
A Corporation Not-for-Profit

BOARD OF DIRECTORS 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 September 28, 2026**
Time of Meeting:	**9AM**

ZOOM LINK

Join via Zoom Meeting

https://us06web.zoom.us/j/81591641574?pwd=QGs2A4SCSAQPzv4wSGN1m1fJNyfy33.1

Meeting ID: 815 9164 1574

Passcode: 202458

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum BOD meeting called to order at 9:00 am.1st John Wegner,2nd Becky Perez. Motion passed unanimously. John Wegner, Becky Perez live and Heather Montesanti via zoom. Quorum established. Not in attendance Bobby Burkholder and Elkins Dahle.

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

3. Approval of minutes from last board meeting: Motion to approve BOD meeting minutes held Thursday September 10,2026 1st John Wegner, 2nd Heather Montesanti motion carried forward and approved unanimously.

4. Old Business

- Formally approve payment plan acct# 1898
- Approve abatements for acct #
  2942 Mow grass, bed weeds, expansion joint weeds
  1266 Mow grass, bed weeds, expansion joint weeds
  5398 Bed weeds
- Discuss stationary bike proposal
- Discuss 2026 expenditures and where we are
  Discuss Proposed 2027 Budget and finalize any adjustments
- Discuss landscaping projects for the monument signs Manors, Avalon West and well screening for Ilses and West pumps

5. New Business:

- Fining

Last 4 Account#	Fine amount	Violation
1582	$100	Edge grass from curbs, driveway and sidewalks
0998 driveway	$100	Remove weeds from expansion joints in sidewalk, curb,
2900 driveway	$100	Remove weeds from expansion joints in sidewalk, curb and
1438	$100	Remove weeds from plant beds

5222	$100	Remove trash can from public view
1299	$100	Remove landscaping materials/equipment from public view
2942	$1000	Clean and remove mildew from mailbox and replace red flag
9468 driveway	$100	Remove weeds from expansion joints in sidewalk, curb and
3281	$100	Remove unapproved for sale sign
5909	$100	Trim overgrown shrubbery
1266	$100	Mow yard
5712 modification	$100	Submit ARB application for approval of landscape
1281	$100	Edge sidewalk, curb and driveway
1235	$100	Remove dead palm stalks in landscaping
1162	$100	Remove unapproved for sale sign
1162 driveway	$100	Remove expansion joint weeds in sidewalks, curb and
5610	$100	Remove expansion joint weeds in sidewalk, curb and driveway
5610	$100	Submit ARB application for fence replacement
3633	$100	Remove expansion joint weeds in curb, sidewalk, driveway
5877	$100	Remove weeds from plant beds
4739	$100	Remove weeds from rock walkway beds
7651	$100	Remove weeds from plant beds
5741	$100	Remove dead plants/bush material in landscaping
5254	$100	Remove weeds from plant beds
6099	$100	Remove expansion joint weeds in curb, sidewalk, driveway

Motion to approve fines 1st Becky Perez, 2nd John Wegner motion carried forward approved unanimously.

- Approve any overage of pool refinishing project got into reserves (10% Buffer)

Any overage funds from resurfacing pool special assessments will be deposited in the HOA reserve account. 1st Heather Montesanti, 2nd Becky Perez motion carried forward unanimously.

- Approve pool coping repair estimate

Approved PID Carrera for repair of 210 linear feet of coping. Total of $2500.00 1st John Wegner, 2nd Heather Montesanti motion carried forward unanimously.

6. Questions from residents on agenda items only; One resident attended BOD meeting. No agenda questions.

7. Adjournment: Motion to adjourn at 9:32 am 1st Heather Montesanti,2nd Becky Perez motion carried forward unanimously.