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 October 8, 2026**
Time of Meeting:	**9AM**

ZOOM LINK

Join via Zoom Meeting

https://us06web.zoom.us/j/83360221078?pwd=F7aqv33L0UyjDDGNW2H2DIVTBLsx77.1

Meeting ID: 833 6022 1078

Passcode: 350741

305 224 1968 US

BOARD OF DIRECTORS MEETING AGENDA

1. Call to Order/Determination of Quorum: Call to order October 6th BOD meeting at 9:00 am by John Wegner, 1st Heather Montesanti, 2nd John Wegner. In attendance Becky Perez, John Wegner, Bobby Burkholder, Heather Montesanti via zoom quorum established, Elkins Dahle not in attendance.

2. Proof of Notice: Accept proof of notice 1st Heather Montesanti, 2nd Becky Perez. Unanimously approved.

3. Approval of minutes from last board meeting: Minutes accepted for September 28th BOD meeting, 1st Heather Montesanti, John Wegner. Unanimously approved.

4. Old Business

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

Motion to approve old business 1st Heather Montesanti, 2nd Bobby Burkholder. Motion carried unanimously approved.

5. New Business ;

- Approve proposed 2027 Master Budget:

Motion to accept and approve 2027 Master Budget with new quarterly assessment of $223 per quarter. 1st John Wegner, 2nd Heather Montesanti. Heather Montesanti, Becky Perez, John Wegner approved, Bobby Burkholder voted No

- Approve proposed 2027 Carlisle Budget:

Motion to approve 2027 Carlisle Budget with no increase to the assessment and the 2027 quarterly assessment is $ 123.11 per quarter. 1st John Wegner, 2nd Becky Perez unanimously approved.

- Architectural appeal acct. #4434 generator w/propane:

After discussion with homeowner motion made that board approves 1st Bobby Burkholder, 2nd John Wegner unanimously approved.

- Discuss and approve 2 DRA erosion issues:

Approved and accepted Inner flow Inc bid of $1800.00 total for 2 ERA erosion issues. Motion to accept 1st Bobby Burkholder, 2nd John Wegner, unanimously approved.

- Approve Lien/Foreclosure acct # 3109

Board approved proceeding toward foreclosure for unpaid fees/quarterly dues. 1st John Wegner, 2nd Bobby Burkholder, unanimously approved.

6. Questions from residents on agenda items only:

1 resident in attendance at meeting, 3 via zoom. One had a question about propane tanks.

7. Adjournment: Motion to adjourn the BOD meeting at 9:32,1st John Wegner, 2nd Becky Perez unanimously approved.