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

BOARD OF DIRECTORS MEETING AGENDA/NOTICE

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
2. Proof of Notice
3. Approval of minutes from last board meeting
4. Old Business
    - Fining
    - Approve any overage of pool refinishing project got into reserves (10% Buffer)
    - Approve pool coping repair estimate
5. New Business
    - Approve proposed 2027 Master Budget
    - Approve proposed 2027 Carlisle Budget
    - Architectural appeal acct #4434 generator w/propane
    - Discuss and approve 2 DRA erosion issues
    - Approve Lien/Foreclosure acct # 3109
6. Questions from residents on agenda items only
7. Adjournment

James Amrhein is inviting you to a scheduled Zoom meeting.

Topic: October Board Meeting 10/08/2026

Time: Oct 8, 2026 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

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

Join and take notes

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

Meeting chat link

https://us06web.zoom.us/launch/jc/83360221078

Meeting ID: 833 6022 1078

Passcode: 350741

One tap mobile

+13052241968,,83360221078#,,,,*350741# US

+13126266799,,83360221078#,,,,*350741# US (Chicago)

Join by SIP

• 83360221078@zoomcrc.com

Join instructions

https://us06web.zoom.us/meetings/83360221078/invitations?signature=Pb8cWfEyjvLaWud_uusSx7SP27L7OEZAmS87PGJKURg

Avalon Village Master 2027 Proposed Budget

$223 per quarter $892 per yers 1210 Lots

	2026 Approved	2027 draft
Income		
Assessment Income		
4121 Maint Fee/Resident	1056000.00	1079320.00
4121 Deliquency of Owners not paying	15000.00	15000.00
TOTAL Assessment Income	**1041000.00**	**1064320.00**
Fee Income		
4160 Late Fee		
4170 Delinquent Letter		
4205 Interest on Maintena		
4312 Attorney Fees-Mainte		
4320 NSF Charge-Assoc.		
4336 Fine Income		
TOTAL Fee Income		
Other Income		
4345 ARC Fee		
4350 Bank Interest		
4506 Amenity Access Inco		
4530 Amenity Rental Fee		
4710 Miscellaneous		
TOTAL Other Income		
TOTAL Income	**1041000.00**	**1064320.00**
Expense		
Administrative Expenses		
6181 Security Guards	1500.00	1500.00
6870 Web Site Hosting	1200.00	4440.00
6235 Annual Report	65.00	65.00
TOTAL Administrative Expense	**2765.00**	**6005.00**
Amenity Maintenance		
5503 Maintenance	10500.00	10500.00
5510 Clubhouse Supplies	500.00	500.00
5527 Fitness Expenses	2000.00	2000.00
5540 Amenity Equip & Rep	3000.00	3000.00
TOTAL Amenity Maintenance	**16000.00**	**16000.00**
Entry Maintenance		
5115 Entry Gate Maintenance	2000.00	2000.00
5117 Access Gate Repair		
5119 General G&A (Fobs)	1500.00	1500.00
5125 Entry Landscaping		
TOTAL Entry Maintenance	**3500.00**	**3500.00**
General Maintenance		
5610 General Maint. & Re	11263.00	11263.00
5615 Cleaning Services	10500.00	10500.00
5616 Cleaning Supplies	3000.00	3000.00
5625 Pest Control	2700.00	2700.00
5635 Site Signs	500.00	500.00
5640 Fence Repair	9353.00	9353.00
5650 Powerwash	22000.00	22000.00
TOTAL General Maintenance	**59316.00**	**59316.00**
Insurance & Taxes		
6810 Insurance	90000.00	76000.00
6855 Property Tax	400.00	400.00
TOTAL Insurance & Taxes	**90400.00**	**76400.00**
Irrigation Maintenance		
5215 Irrigation Repairs	38000.00	25000.00
TOTAL Irrigation Maintenance	**38000.00**	**25000.00**
Lake Maintenance		
5240 DRA Maintenance	5000.00	5000.00
TOTAL Lake Maintenance	**5000.00**	**5000.00**
Landscape Maintenance		

5310 Landscape Contract	287547.00	296173.41
5335 Landscape Extras &	30000.00	35320.59
5375 Annual Color		
5385 Tree Contract	30000.00	30000.00
TOTAL Landscape Maintenance	**347547.00**	**361494.00**
Other Expenses		
7130 Admin Services	16000.00	20000.00
7131 Electronic Devices		
7215 Meeting Expenses	300.00	300.00
7270 Community Events	3000.00	3000.00
7315 Licenses/Fees/Perm	250.00	500.00
7360 Bank Charges	200.00	200.00
7365 Write Off/Bad Debt E	5000.00	5000.00
TOTAL Other Expenses	**24750.00**	**29000.00**
Pool Maintenance		
5405 Pool Contract	31240.00	32802.00
5435 Pool Furniture	0.00	
5410 Pool Maint & Repairs	6000.00	6000.00
TOTAL Pool Maintenance	**37240.00**	**38802.00**
Professional Services		
6120 Audit	5000.00	5000.00
6160 Legal	15000.00	15000.00
6165 Violation Expense		
6210 Management Fees	178500.00	185500.00
6211 Amenity Management	0.00	
6280 Internet/Web Service	1300.00	1300.00
TOTAL Professional Service	**199800.00**	**206800.00**
Reserve Expenses		
7815 Reserves - General	20000.00	38821.00
7855 Reserve - Clubhouse	7752.00	7752.00
7880 Reserve - Deferred Maintenance	9430.00	9430.00
TOTAL Reserve Expenses	**37182.00**	**56003.00**
Security Expense		
6945 Alarm Monitoring		
TOTAL Security Expense		
Utility Expenses		
6510 Power-Street Lights	65000.00	65000.00
6513 Power-	35000.00	35000.00
6514 Power-Solar Street Lights	65000.00	72000.00
6550 Water / Sewer	5500.00	5500.00
6560 Water- Sprinkler System		
6530 Telephone	1700.00	700.00
6535 Clubhouse Gate Access/Phone	800.00	1600.00
6590 Trash Service	6500.00	1200.00
TOTAL Utility Expenses	**179500.00**	**181000.00**
TOTAL Expense	**1041000.00**	**1064320.00**
Excess Revenue / Expense	**0.00**	**0.00**

Avalon Village - Carlisle- 2027 Proposed Budget

$123.98 per quarter

	2026 Approved	2027 Proposed
Income		
Assessment Income		
4010 Maint Fee/Resident	32,993.48	32,993.48
4141 Special Assessment		
TOTAL Assessment Income	**32,993.48**	**32,993.48**
Fee Income		
4200 Late Fee		
4210 Delinquent Letter		
4205 Interest on Maintena		
TOTAL Fee Income		
Other Income		
4800 Bank Interest		
4710 Miscellaneous		
TOTAL Other Income		
TOTAL Income	**32,993.48**	**32,993.48**
Expense		
Entry Maintenance		
5115 Entry Gate Maintenance	3000	3000
5117 Access Gate Repair		
5118 Access Gate Telephone	1200	1200
5119 Access Gate Database	1200	0
TOTAL Entry Maintenance	**5400**	**4200**
General Maintenance		
5610 General Maintenance & Repairs	4193.48	4193.48
TOTAL General Maintenance	**4193.48**	**4193.48**
Landscape Maintenance		
5355 Force Mow	1000	500
TOTAL Landscape Maintenance	**1000**	**500**
Other Expenses		
7130 Admin Services	480	1000
7110 Copies		
7125 Distribution		
7132 Postage		
7275 Seasonal Decorations		1000
7365 Write Off/Bad Debt E		
TOTAL Other Expenses	**480**	**2000**
Professional Services		
6130 Tax Preparation	0	
6160 Legal	720	720
6210 Management Fees	6000	6000
TOTAL Professional Service	**6720**	**6720**
Reserve Expenses		
7815 Reserves - General	1100	1280
7845 Reserve - Road	11600	11600
7870 Reserve - Gate	1500	1500
TOTAL Reserve Expenses	**14200**	**14380**
Utility Expenses		
6513 Power-	**1000**	**1000**
TOTAL Utility Expenses	1000	1000
TOTAL Expense	**32,993.48**	**32,993.48**
Excess Revenue / Expense	**0.00**	**0.00**