

**Avondale Groves Home Owner's Association**

General Attendance Meeting Minutes: 10/18/22

**Start Time:** 1830

**Board Attendees:** Tiffany del Valle, Tim Sullivan

**Absent:** Jeanette Robinson, Charles Boissiere

**Members present:**

Megan Paulsen – 4316 Avondale Groves St.

Jay Miller - 1602 Avondale Ridge Dr.

Kay Green – 1520 Avondale Ridge Dr.

Katura Jackson – 1511 Avondale Ridge Dr.

Okang Nkosi – 4412 Avondale Groves St.

Edward and Kathy Jones – 4345 Avondale Groves St.

**TREASURER'S REPORT**

**BANK BALANCES**

Operating: \$16,415.14

Savings: \$37,586.43

Undeposited: \$0.00

**PAST DUE ASSESSMENTS**

2022 – January Assessment

Payments were due 2/7/22

Reminder sent 4/12/22, 5/14/22, 6/21/22, 7/23/22, 8/23/22, 9/20/22

Homeowner @ 1625 Avondale Ridge made payment arrangement; balance to be paid by July 31, 2022.

Date	Address	Amount
1/2022	1625 Avondale Ridge Dr.	\$400.00

**CURRENT ASSESSMENT**

In progress; invoices mailed 7/23/22; due 8/22/22

Reminder sent 8/23/22, 9/20/22

Date	Address	Amount
7/2022	1512 Avondale Ridge Dr.	\$400.00
7/2022	1529 Avondale Ridge DR.	\$400.00
7/2022	1544 Avondale Ridge Dr.	\$333.34
7/2022	1625 Avondale Ridge Dr.	\$400.00
7/2022	4324 Avondale Groves St.	\$400.00

**New Business:****HOA Liability Insurance:**

Insurance doubled due to claims for vehicle damage from gates. Cameras from the entrance are being sought in the hopes it may lower our rates and reduce damage claims.

**Question from Kay Green:**

Is the home owner liable if someone is injured by an alligator in/around one of the ponds?  
Answer: The Board does not know who would be liable.

**Budget Meeting:**

Will be in November. Date TBD. Dues schedule will be discussed at the budget meeting. Indications are dues will remain the same for 2023.

**Group Home, 1607 Avondale Ridge Dr.:**

A group home is being operated from this property which is in violation of our rules (Business Activity, Nuisance Conditions and Use of the Property other than Single Family Residence). The Association's attorney was employed to assist. Owner, Haim Saban has indicated the tenants will vacate by 10/31/22. Lease is set to expire 11/30/22 and Mr. Saban has stated it will not renew. Board will continue to monitor this issue to ensure compliance.

**Gate Reset Procedure:**

If the gate fails to operate properly, it can be opened by turning the power off. The code to the power box is 4666. If you turn the power off, please text Tim (813-967-5845) what the issue was, so Gate Tech can be contacted. Procedure will be sent out to email distribution list (Action Tim).

**Solicitation for New Board Members:**

If you are interested in serving on the 2023 Board, nomination letters will be coming soon. If more than 5 nominees, ballots will be sent for voting.

**Architectural Committee (ARC):**

- ARC Chair Dawn Sullivan thanked everyone for quick repairs from storm damage.
- For those who have pending insurance claims or awaiting fencing repairs from vendors, may receive a letter.
- If a letter is received, please provide updates to the ARC so further letters/enforcement is not needed.
- PVC fencing needing panels put back in, contact the ARC which will be willing to help you put the panels back in place.
- No RV's are to be parked in the driveways of residences.
- No overnight parking in the yard or in the street.
- Please maintain your trees to the proper height to ensure the passage of garbage trucks and RV's on our roads.

**Question from Megan Paulsen:**

Is it ok if fences which are not visible from the street remain down pending repair?

Answer: Yes. Repair portions which are visible from the street first.

**Meeting Adjourned: 1848**