

Avondale Groves Board of Directors

General Attendance Meeting Minutes: 10/19/21

Start Time: 630PM

Board Attendees: Charles Boissiere, Tiffany del Valle, Tim Sullivan, Jeanette Robinson

Community Attendees: See attachment

TREASURER'S REPORT

BANK BALANCES

Operating:	\$19,482.74
Savings:	\$27,583.67
Undeposited:	\$0.00

PAST DUE ASSESSMENTS

					91 and	
	Current	1 - 30	31 - 60	61 - 90	over	Total
1528 Robert Carr				400.00		400.00
1529 Fatima Sanchez & Lester Gonzales	106.96			400.00		506.96
1552 Steven & Ashley Harris				400.00		400.00
1625 Tonnie and Jana Williams				400.00	400.00	800.00
4308 Michael and Sandra Busch				400.00		400.00
TOTAL	\$ 106.96	\$ 0.00	\$ 0.00	\$ 2,000.00	\$ 400.00	\$ 2,506.96

EXPENSES

2021 BUDGET	\$22,730.00	
	Total	
Landscaping and Grounds keeping	6,293.00	
Repairs and Maintenance	5,218.17	
Utilities	4,750.55	
Insurance	3,610.50	
Professional Fees	500.00	
Intuit - Quickbooks	243.83	
Business Licenses and Permits	61.25	
TOTAL	\$20,677.30	

Commercial General Liability/D&O Insurance Renewal

Notification of non-renewal of policy received on 2/15/21. Reason cited was two liability claims filed in 2020 totaling \$3,884.00. Quotes solicited from Poppell (\$2,860.00), Statewide Insurance (declined to cover due to claims history), and Florida Insurance Center (\$2,703.50). Both companies providing quotes indicated our policy would only be accepted on surplus lines market due to prior claims. Policy bound with Poppell on 6/26/21. Note, premiums for prior three years averaged \$851.65. Increased premiums expected through 2023 as claims lookback is typically two years.

Neighborhood Discussion

Ed Hahn expressed his displeasure with the continued flooding in the easternmost cul-de-sac. A discussion on how to proceed was held. The prior actions taken by the HOA were mentioned; a survey of the neighborhood has been completed, consultation with a private engineer was done, options were explored with Hillsborough County engineers and Swiftmud. After the aforementioned actions were taken, the general consensus was the vacant property behind 1633 Avondale Ridge Dr. is overgrown and causing our neighborhood to not drain properly. Discussion included options for hiring an attorney and involving the media. No motions were made. Tim Sullivan will follow up with the current owner of the property behind 1633 Avondale Ridge Dr. and check the status of any pending development.

Neighborhood Yard Sale

Scheduled for November 13th from 7-12. Ed Hahn will place the signs for the neighborhood. Tim Sullivan will open the gates.

HOA budget meeting to be held in November

Members are invited to attend Board meetings, held once a month, 6:30 PM at the Plant City Panera Bread. Meeting dates are posted on the website (www.avondalegroveshoa.com)

Requests for Board Members

Anyone interested in serving on the 2022 Board of Directors should submit their name. Invitations to follow.

Architectural Committee

Anyone interested in serving should contact Kay Green.

Pond Clearing

Randy and Kelly Abram asked if clearing vegetation from the pond behind their home was permitted. Yes. We currently have a service which sprays the vegetation quarterly. Additional clearing by the homeowner is permitted.

Alligator Sightings

Randy and Kelly Abram shared that a 6-8' alligator has been spotted in the pond behind their home. A 4' alligator has been seen in the area as well. Ward Jones has contacted a trapper who was in the neighborhood on 10/18/21. It is unknown if either of the alligators were trapped.

Christmas Decorations

The front entrance will again be decorated this season. Decorations will be placed after the Thanksgiving holiday.

Meeting adjourned at 1855 hours.

Attachment Members in Attendance – October 19, 2021

Ed and Connie Hahn – 1626 Avondale Ridge Dr. Bill and Karen Gibson – 1634 Avondale Ridge Dr. Tiffany DeValle – 1549 Avondale Ridge Dr. Jeanette Robinson – 1544 Avondale Ridge Dr. Jay Miller – 1602 Avondale Ridge Dr. Samantha Conley – 1512 Avondale Ridge Dr. John Avender – 4411 Avondale Groves St. Dane Jones – 1512 Avondale Ridge Dr. Charles Boissiere – 1618 Avondale Ridge Dr. Randy and Kelly Abram – 4403 Avondale Groves St. Phil and Kay Green – 1520 Avondale Ridge Dr. Tim Sullivan – 4332 Avondale Groves St. Okang Nkosi – 4412 Avondale Ridge Dr. Raphael Zorrilla – 4305 Avondale Groves St. Katura Jackson – 1511 Avondale Ridge Dr.