



## **Avondale Groves Board of Directors**

Meeting Minutes: 1/18/17

Start Time: 6:35PM

Attendees: Jason Komlodi, Tim Sullivan, Tiffany del Valle

### **ADOPT PRIOR MEETING MINUTES**

Motion by: Tim

Seconded by: Jason

Motion Result: Pass (3/0)

### **TREASURER'S REPORT**

#### **Bank Balances:**

Operating: \$14,205.18

Savings: \$52,285.70

Undeposited: \$0.00

#### **2016 HOA Dues Collection**

-Attorney forwarding 1511 payment received in response to demand letter

-Demand letters for \$350.00 (July 2016 assessment + late fees) sent to 1512, 1544, and 1625

#### **2017 HOA Dues Collection**

-January assessment in progress

### **OLD BUSINESS**

Tree Trimming at Entrance – Completed by 360 Eco Solutions; cost \$240.00. No further action

QuickBooks – need to upgrade, only payment method is debit/cc. Tiffany will upgrade and coordinate with accountant on recapturing data in old version of QuickBooks

Property Damage Claim – HOA determined liable by insurance company and claim processed. HOA paid Sullivan's \$500 on 1/5/17 and Sullivan's will reimburse HOA once subrogation is complete.

### **NEW BUSINESS**

Board Positions: President: Jason Komlodi

Vice-President: Tim Sullivan

Treasurer: Tiffany del Valle

Secretary: Charles Boissiere

Gate/Entrance Coordinator: Tim volunteered to coordinate services on gate.

SunBiz Filing:

- Bob has agreed to handle the filing
- Tiffany will send payment

Signature Cards:

- Tiffany already a signer. Jason Komlodi volunteered to be second signer.
- Forms from bank signed and Tiffany will mail to BB&T.

Debit Card

- Should the HOA have a bank card? This would allow for direct billing of QuickBooks vs. Board member reimbursements
- Motion by: Tim                      Seconded by: Tiffany                      Motion Result: Pass (3/0)

1617 Avondale Ridge – Tenant evicted and homeowner's communicated with Board they are working to clean up the property. Board will allow 30 days for improvements before taking a more aggressive/formal approach. Homeowner's stated they were coming to pick up the trash this week. In the meantime, it is considered abandoned property and neighbors are working to fill trashcans for each pick-up cycle.

Discussion of Board Opportunities for 2017

1. Improve Entrance: paint columns, powder coat gate, paint curbs, motor covers
2. Examine magnetic strip on out gate; review what can be done to prevent if from opening when tripped by an entering vehicle.
3. Speed control measures
4. Perimeter fence – Tim agreed to research use of PVC for Board owned fence

Next Meeting: February 15, 2016 @6:30PM

Adjourn Time: 7:20PM