



**Avondale Groves Board of Directors**

Meeting Minutes: 2/15/17

Start Time: 6:33PM

Attendees: Tim Sullivan, Tiffany del Valle, Charles Boissiere

**ADOPT PRIOR MEETING MINUTES**

Motion by: Tiffany

Seconded by: Tim

Motion Result: Pass (3/0)

**TREASURER'S REPORT**

**Bank Balances:**

Operating: \$19,188.31

Savings: \$52,290.14

Un-deposited: \$0.00

**2016 HOA Dues Collection**

-Received payment from Attorney for 1511 – 2016 closed.

-Attorney advised 2016 assessment 1 and 2 payments + \$50 late fees + attorney fees received for 1625; attorney has forwarded to PO box.

-Demand letters for 2016 assessment 2 + \$50 late fees + attorney fees sent to 1512, 1544; no response yet. Response due by 2/24

2017 HOA Dues Collection – Properties below are outstanding. Second invoice with \$25 late fee going out by 2/19/17

**Property Address**

1511 Avondale Ridge Dr.

1512 Avondale Ridge Dr.

1528 Avondale Ridge Dr.

1529 Avondale Ridge Dr.

1544 Avondale Ridge Dr.

1607 Avondale Ridge Dr.

1610 Avondale Ridge Dr.

1625 Avondale Ridge Dr.

**OLD BUSINESS**

QuickBooks – need to upgrade, only payment method is debit/cc;

- Obtained debit card.
- Quick books data from old version when it last functioned last year will be imported into new version
- Tiffany will input missing data to bring it current
- Taxes;
  - Accountant to request extension and file return once updated Quick data provided

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.

- Subrogation complete and the Sullivan's reimbursed the HOA \$500.

SunBiz Filing: - Complete

1617 Avondale Ridge –

- Garbage cleaned up & house painted
- Fences require repair;
  - Tiffany will request Architectural committee notify owner to complete repairs

## NEW BUSINESS

Make sign to post at exit indicating board meeting scheduled, e.g.;

“Board Meeting this Wednesday”

Invite Kay to next meeting to discuss Florida state statutory requirements for HOAs, e.g.;

- Meetings must be held in public

Communicate to neighbors inviting participation in the Architectural committee.

Longer term opportunities being considered

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: March 15, 2016 @6:30PM

Adjourn Time: 7:15PM