



Avondale Groves Board of Directors

Meeting Minutes: 6/21/22

Start Time: 1800

Board Attendees: Charles Boissiere, Tiffany del Valle, Tim Sullivan (All via video call)

Absent: Jeanette Robinson

TREASURER'S REPORT

BANK BALANCES

Operating: \$24,707.59
Savings: \$27,585.49
Undeposited: \$0.00

PAST DUE ASSESSMENTS

2021 – July Assessment
Payments were due 8/5/21
Reminders sent 8/13/21, 9/1/21, 10/19/21, 11/1/21, 1/8/22, 4/12/22.
Board Demand Letter sent 4/15/22; homeowner made payment arrangement; balance to be paid by June 30, 2022

Date	Address	Amount
7/2021	1625 Avondale Ridge Dr.	\$400.00

2022 – January Assessment
Payments were due 2/7/22
Reminder sent 4/12/22, 5/14/22, 6/21/22
Homeowner @ 1625 Avondale Groves made payment arrangement; balance to be paid by July 31, 2022

Date	Address	Amount
1/2022	1625 Avondale Ridge Dr.	\$400.00
1/2022	1544 Avondale Ridge Dr.	\$400.00
1/2022	1552 Avondale Ridge Dr.	\$400.00

INSURANCE RENEWALS

All policies renewing June/July 2022. Liability policies remain in surplus lines due to past claims. Property \$765.26, D&O \$869.04, and General Liability \$1788.15

OLD BUSINESS

Gate Cameras (Jeanette)

Not present at meeting but did send a list of camera options for the neighborhood entrance project. No installation or vendor information was included. Board Members decided to wait for the next meeting to receive further details from Jeanette.

Architectural Committee

Transition from Kay Green to Dawn Sullivan as ARC Chair, complete. A review of fencing material use for the rear of pond properties is an open item. ARC is reviewing the design standards document for additions/deletions/changes. No open approvals/violations at this time.

Pressure Washing HOA Fencing: (Tiffany)

Prior vendor is not returning calls. Tiffany is researching alternate vendors. Suggestions/referrals are welcome.

Welcome Letter/Packet for New Home Owners (Tiffany)

In progress

Letters to Speeding Residents and Email to the Neighborhood Concerning Dogs (Tim)

Complete

NEW BUSINESS

1607 Avondale Ridge Dr.

A group home is being operated out of this property (Alexa Lutheran Services of Florida). The Board is opposed to the group homes' operation, as it is commercial activity and not a "Single Family" residence as allowed by our ByLaws. The group home is causing a nuisance condition to include fights, runaway juveniles, increased vehicle traffic, increased police activity, vehicle speeding, recreational equipment in the roadway, vehicle parking in the yard and street in front of the residence. Conversations were held with the property owner, Hiam Saban who is aware of the concerns and HOA violations. Mr. Saban has stated he can rent to anyone, but has agreed to not renew the group homes' lease. It is unknown the current term of the lease or when it expires. The Board will author a letter to Mr. Saban outlining the recent activity and violations, then consult with the HOA attorney on next steps (Action, Tim)

Speeding in the Neighborhood

Recent speeding has posed safety concerns for Members using the neighborhood streets for walking/exercising. A motion was made to decrease the speed limit to 15 miles per hour. Motion passed unanimously. Two new speed limit signs will be purchased and posted. An email to the community will be sent advising of the new speed limit. (Action, Tim)

Meeting Link

The link for Board Meetings will be posted in the minutes for anyone wishing to attend/observe.

Meeting adjourned: 1915

Next meeting: July 19, 2022

