

# Avondale Grove Homeowners Association

## Board of Directors Meeting Agenda

### August 6, 2013 Panera Bread 6:30 pm

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#### CALL TO ORDER @ 6:27pm

**Attendees:** John Avender, Drew Barthle Jr, Al Causey, Tiffancy Del Valle, Bob McConnell

#### APPROVAL OF MINUTES

##### July 2013 Board Meeting Minutes

- Motion by John to approve as written
- Motion Seconded by Al
- Unanimous vote to approve minutes as written

#### FINANCES

##### Bank Account Balances – Tiffany

- Checking: \$17,173.27
- Money Market: \$33,993.00

##### Banking Institution Change – Tiffany

- New HOA account has been established BBT
- **Action:** Transfer money from Regions to BBT
- Two signature cards (1 checking, 1 money market)
  - Bob signed
  - **Action:** Tiffany to submit new signature cards to BBT
- New account requires new checks
  - Bob made a motion to spend \$160 to buy one set of checks
  - Motion seconded by Al
  - Unanimous vote in favor of purchasing checks
  - **Action:** Tiffany to purchase checks
- **Action:** Tiffany to provide Bob with Web portal access

##### July Assessment Status

- Homes with outstanding assessments
  - 1512 Avondale Ridge: \$385.00 (assessment + late fee)
  - 1528 Avondale Ridge: \$385.00 (assessment + late fee)
  - 1617 Avondale Ridge: \$385.00 (assessment + late fee)
  - 1511 Avondale Ridge: \$25.00 (late fee)
  - 4313 Avondale Groves: \$25.00 (late fee)
  - 1625 Avondale Ridge:
    - Property has a contract for sale pending
    - Partial payment of \$180 received from current owner
    - Balance to be collected once property sale is closed
    - Bob made a motion to add \$25 late fee to account
    - Motion to add \$25 late fee seconded by John
      - Discussion:

- Consistency of applying late fees. Assessments are due in full 7/15 and 1/15. Previous requests for partial payment plans by homeowners have been denied.
- Special case of a home sale. Late fees were designed as incentive for homeowners to pay on time. Does not apply here.
- Motion did not pass
  - 2 Yes votes (John, Bob)
  - 3 Nay votes (Drew, Al, Tiffany)

## ACTION ITEMS FROM PREVIOUS BOARD MEETING

SWFWMD Surface Water Management System Inspection  
Next inspection due June 2018

## NEW BUSINESS

### Lawn Maintenance Contractor Performance-Al

- Current contractor not providing quality maintenance
- Al contacted other contractors for estimates
  - Farless Lawn Care-\$390/month
  - Mojo (Ed Smith) \$400/ month + \$200 clean up
- Third vendor to be identified prior to selecting vendor
- Bob made a motion to pay Mojo \$200 for clean up and get more details on services to be provided
  - Motion seconded by Drew
  - Unanimous vote to pass motion
  - Bob made a motion to spend up to an additional \$300 for front area foliage replacement
  - Motion seconded by Tiffany
  - Unanimous vote to pass motion

### Gate Masters Annual Inspection Agreement

- 4x year inspection of gate
- Bob motioned to not renew the Annual Inspection Agreement
- Tiffany seconded
- Unanimous vote to not renew the Agreement with Gate Masters Annual Inspection Agreement
- **Action:** Tiffany to contact Gate Masters and notify of our decline

Tiffany commented on the poor condition of the finish on the front gate

**Action:** Bob will experiment with refurbishment ideas

### Next Board Meeting

- To be Determined
- **Action:** John to contact other Board members with potential date

**Adjourned at 7:09 pm**