

# Avondale Grove Homeowners Association

## Board of Directors Meeting Agenda

September 10, 2013 Panera Bread 6:30 pm

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### CALL TO ORDER

- Present: Drew Barthle, Tiffany DelValle, Al Causey, Bob McConnell, Ed & Connie Hahn
- Meeting called to order at 6:30 pm

### APPROVAL OF MINUTES

- July 2013 Board Meeting Minutes
- Tiffany presented a motion to approve the July 2013 Board Meeting Minutes as posted
- Al seconded the motion
- Voting results were unanimous in favor of passing the motion as presented.

### FINANCES

#### Bank Account Balances - Tiffany

Regions	Checking	\$16,211.16
	Money Market	\$33,493.84
BB&T	Checking	\$500
	Money Market	\$500

#### Banking Institution Change – Tiffany

- Tiffany opened the new BB&T accounts by writing a check to the HOA drafted from the Regions account in the amount of \$500 for each of the two new accounts at BB&T. A checking account and a money market account. Closing the account needs a signer
- Tiffany will write the last check from the Regions bank account to pay Mojo Lawn Maintenance for the cleanup work they did at the front entrance. All future transactions will be through the BB&T accounts.
- Bob signed a reimbursement check to Tiffany for the new blank checks she purchased to be used with the new BB&T account.
- **ACTION:** Tiffany will send Bob the contact information for Regions to start the process of closing the account.
- **ACTION:** Bob will go to a Regions branch and close the account

#### July Assessment Status

##### July assessment balances due

- 1512 Avondale Ridge Drive \$410
- 1528 Avondale Ridge Drive \$410
- 1617 Avondale Ridge Drive \$410

- 1511 Avondale Ridge Drive \$25
- 1625 Avondale Ridge Drive \$180
- **ACTION:** October 1 Bob will send two week letters to homeowners still not at zero balance.

## 2013 Tax Return

- Tiffany presented a motion to hire the CPA to complete the HOA 2013 tax return
- Al seconded the motion
- Discussion revolved around the HOA completing the paperwork and filing the return ourselves or hiring a discount processor such as H&R Block to process return. There was a concern with the time commitment required of an already busy Board of Directors. Additionally third party involvement builds upon the transparency we strive for in all HOA business affairs.
- Voting results were unanimous in favor of passing the motion as presented.
- **ACTION:** Tiffany will contact the HOA Accountant, Raulerson & Company, to execute our 2013 tax return

## UNFINISHED BUSINESS

### Lawn Maintenance Contractor Performance

3 Competitive quotes obtained:

- Mojo Lawn Maintenance \$400 per month no contract and they did provide an SOW
- Ace Lawn Care of Lakeland \$165 per month no contract (Serves Windmill Pointe)
- Far Less Lawn Care \$390 per month no contract (Unresponsive)

Decision tabled until next Board Meeting

## NEW BUSINESS

### Mulch

- Tiffany presented a motion to spend up to \$400 to add mulch to the front entrance area
- Al seconded the motion
- Voting results were unanimous in favor of passing the motion as presented.
- **ACTION:** Al will contact Mojo Lawn Maintenance to get a quote for the new mulch. If less than \$400 Al will approve the work to be done. If over \$400 action will be tabled until the next board meeting.

### General Attendance Meeting

- Proposed date of Tuesday 10/8/13 Sansone Park 6:30 pm
- **ACTION:** Bob to contact John Avender to confirm his availability for 10/8
- **ACTION:** Bob to purchase sign date vinyl for community signage
- **ACTION:** Bob to hang community informational sign

### Pressure Washing

- Bob presented a motion to hire Peters Pressure Washing to pressure wash the West Side of the entrance fence and the sidewalks on the east and west side. Contractor

choice based on 3 quotes obtained and Peters being lowest cost of 3. Cost is \$500 total.

- Tiffany seconded the motion
- Voting results were unanimous in favor of passing the motion as presented.
- **ACTION:** Bob will contact Peters Pressure Washing to commence work

Contractor	Price
Peters Pressure Washing Peter 455-3670	West Side Fence: \$225 East & West Sidewalk: \$275
Buddy's Pressure Washing Buddy 813-441-4690	West Side Fence: \$225 East & West Sidewalk: \$300 3,000 sq feet x .10
Advanced Grime Solutions Mark 813-478-5994	West Side Fence: \$400 East & West Sidewalk: \$400
Vaporware Squad	No Response
Platinum Pressure Washing Robert 863-455-9920	No response

Meeting adjourned at 7:08 pm

Submitted with respect and appreciation for the great John Avender

Bob McConnell