

Avondale Grove Homeowners Association
Annual Budget Meeting Minutes
November 7, 2012 Panera Bread 6:30 pm

CALL TO ORDER @ 6:31pm

Present: John Avender, Drew Barthle Jr, Tiffany Del Valle, Bob McConnell

Absent: Al Causey

APPROVAL OF MINUTES

October 2012 Board Meeting Minutes

- Motion to approve and post made by John Avender
- Seconded by Tiffany
 - Unanimous vote to approve

TREASURER'S REPORT - Tiffany

Bank Account Balances

- Checking: \$3,153.45
- Money Market: \$33,985.38

2nd Half Assessment Status

- Robinson--\$435 (1st half \$25 late fee, \$360 assessment, \$25 each for August and Sept late fee). Bob sent note to attorney for demand letter
- Bellfy-\$410 (\$360 assessment, \$25 each for Aug and Sept late fee). Bob sent note to attorney for demand letter

2013 BUDGET ADOPTION

2012 Budget presentation – Tiffany

- Only change from 2012 is addition of accountant fees
- Assessments remain @ \$720 / yr
- Motion to approve proposed budget made by John, seconded by Drew
- Vote: Unanimous vote to approve proposed budget

ACTION ITEMS FROM PREVIOUS BOARD MEETING

- **ACTION:** Signature Cards – Tiffany to visit Bloomingdale Regions Bank Branch
 - Tiffany has not been able to get to Regions bank due to proximity and work schedule
 - Board discussed option to change banks due to inflexible rules at Regions regarding signature cards and change of officers each year in the HOA. There is no reasonable way to update the signature cards on file.
- **ACTION:** Tiffany to investigate potential new banks such as Mid-Florida or BBT.

UNFINISHED BUSINESS

2012 Accountant Review - Bob reported Accountant compilation complete and 2011 taxes have been filed.

- **ACTION:** Tiffany to pay invoices for Accountant professional fees

Annual Assessments Invoice Wording

To address requests from residents to define what the assessments due date is and establish a grace period for payments we are adding verbiage to the standard quickbooks invoice template. We have also added a page to the website explaining the dues collection process.

Drew also suggested including the HOA website on the invoice

ACTION: Tiffany to review Quickbooks wording option to permit such language; if permitted, language will be added to the invoice that states assessments are due the 15th of the month and a late fee will be assessed after the 31st.

If such modification to the invoice template is possible Tiffany will implement for the 1/1/13 invoices.

Front entrance sign repaint – Al

- Deferred due to Al's absence

NEW BUSINESS

Recognize 2013 Board of Directors

- John Avender, Tiffany Del Valle, Al Causey, Drew Barthle, Bob McConnell were elected to serve on the 2013 Board of Directors
- John provided all balloting documents to Bob for archiving

2013 Annual Assessment Rates

- Motion made by Bob to leave our assessments at their current rate; seconded by Tiffany
- Vote: Unanimous vote to leave assessments at their current rate.

Next Board Meeting-January 9, 2013 @ 6:30 pm – Panera Bread

Adjourned @7:10pm