



Avondale Groves Board of Directors

Meeting Minutes: 11/14/17

Start Time: 6:28PM

Attendees: Tiffany del Valle, Charles Boissiere, Tim Sullivan, Jason Komlodi

Adopt previous meeting minutes: Moved by Tiffany, seconded by Jason, unanimously accepted

TREASURER'S REPORT

11/14/17

BANK BALANCES

Operating: \$11,429.14
Savings: \$52,329.25
Undeposited: \$0.00

DUES COLLECTIONS

2016

1512 Avondale Ridge Dr. - \$163.18 attorney fees. New invoice sent with July 2017 assessment.

2017

Assessment #1- January

Outstanding: \$300 assessment + Late Fees \$50.00

Property Address

1512 Avondale Ridge Dr. - \$350.00
1544 Avondale Ridge Dr. - \$67.12

Assessment #2- July

Outstanding: \$300 assessment + Late Fees \$25.00; Late notices with \$25.00 late fee mailed 8/10 and 10/1. Board letters mailed 11/13/17.

Property Address

1512 Avondale Ridge Dr. - \$350.00
1529 Avondale Ridge Dr. - \$100.00
1544 Avondale Ridge Dr. - \$175.00

2017 Estimated Expenses

Expense Type	Budget	Est. YTD	Difference
Business Licenses and Permits	100.00	61.25	(38.75)
Insurance	1,500.00	1,531.96	31.96
Landscaping and Groundskeeping	5,000.00	5,856.62	856.62
Office Supplies/Postage	150.00	440.34	290.34
Professional Fees	1,000.00	732.35	(267.65)
Repairs and Maintenance	5,000.00	9,977.90	4,977.90
Utilities - TECO	5,500.00	5,164.82	(335.18)
Utilities - Verizon	1,050.00	771.05	(278.95)
	19,300.00	24,536.29	5,236.29

Expense Type	Amount	Actual YTD	Difference
Reserve Contribution	1,700.00	0.00	-1,700.00

Current Balances	Amount
BB&T Checking	11,429.14
BB&T Reserve	52,329.25
	63,758.39

Income Type	Amount
2018 Homeowner Assessments @ \$720/each	24,480.00
	24,480.00

Income Type	Amount
Homeowner Assessments @ \$600/each	20,400.00
	20,400.00

Expense Type	Amount
2018 Business Licenses and Permits	65.00
Insurance	1,600.00
Landscaping and Groundskeeping	6,000.00
Office Supplies/Postage	500.00
Professional Fees	1,000.00
Repairs and Maintenance	5,000.00
Utilities - TECO	5,200.00
Utilities - Verizon	800.00
	20,165.00

Expense Type	Budget
Business Licenses and Permits	65.00
Insurance	1,600.00
Landscaping and Groundskeeping	6,000.00
Office Supplies/Postage	500.00
Professional Fees	1,000.00
Repairs and Maintenance	5,000.00
Utilities - TECO	5,200.00
Utilities - Verizon	800.00
	20,165.00

2018	Expense Type	Amount
	Reserve Contribution	<u>4,315.00</u>

Expense Type	Amount
Reserve Contribution	<u>235.00</u>

Income Type	Amount
Homeowner Assessments @ \$500/each	17,000.00
	<u>17,000.00</u>

Expense Type	Amount
Business Licenses and Permits	65.00
Insurance	1,600.00
Landscaping and Groundskeeping	6,000.00
Office Supplies/Postage	500.00
Professional Fees	1,000.00
Repairs and Maintenance	5,000.00
Utilities - TECO	5,200.00
Utilities - Verizon	800.00
	<u>20,165.00</u>

Expense Type	Amount
Reserve Contribution	<u>-3,165.00</u>

Standing water – eastern end of Avondale Ridge Dr.

- Pending follow-up by George.
 - Action – Charles follow-up with George on status

Tim actions;

- Completed front entrance lights
- Received proposals for traffic management at entrance to avoid entering vehicles from moving left and triggering the exit gate;
 - Reviewed options for a center island to physically restrict vehicles from moving left. Determined the road is too narrow to accommodate this without seriously impacting all traffic; entering & exiting.
 - A less physical impediment was considered workable and still effective;
 - Separate lanes with paint and reflectors and a sign indicating – Keep right. This would cost much less than the physical barrier and still a reasonable solution given the area - \$875.00
 - The board unanimously agreed to accept this option.

- Email link to purchase remotes for the front gate

Jason follow-up with Architectural Committee on actions;

- Suggested process for handling home owner inactions after notification of violations.
- Communicate standard for trimming trees overhanging the road.

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 it from opening when tripped by an entering vehicle.
 - a. Reengineering magnetic recognition is prohibitive – no longer being considered
 - b. Get proposal to install small traffic control island to prevent incoming cars from turning into the outgoing lane when entering.

Next Meeting: Dec 20, 2017 @6:30PM

Adjourn Time: 7:04PM