

Avondale Groves Board of Directors

Meeting Minutes: 11/30/2023

Start Time: 6:30PM

Board Attendees: Charles Boissiere, Tiffany del Valle, Justin Waters

TREASURER'S REPORT

BANK BALANCES

Operating: \$11,078.21

Savings: \$47,590.52

Undeposited: \$0.00

PAST DUE ASSESSMENTS

2023 – January Assessment

Invoices mailed 1/4/23; Due 2/3/23

Reminder sent 2/27/23, 3/20/23, 5/23/23, 7/23/23, 9/13/23, 11/16/23

Date	Address	Amount
1/2023	1544 Avondale Ridge Dr.	\$375.01
1/2023	1607 Avondale Ridge Dr.	\$450.00

2023 – July Assessment

Invoices mailed 7/3/23; Due 8/2/23

Reminder sent 9/13/23, 11/16/23

Date	Address	Amount
7/2023	1544 Avondale Ridge Dr.	\$450.00
7/2023	1607 Avondale Ridge Dr.	\$450.00
7/2023	1528 Avondale Ridge Dr.	\$450.00
7/2023	1625 Avondale Ridge Dr.	\$450.00

2024 BUDGET

- Board voted to keep HOA dues the same in 2024 as 2023 (\$900 per year)

2024 Budget-

Income Type	Budget
Homeowner Assessments @ \$900/each	30,600.00
Withdrawal from Reserve	0.00
	30,600.00
Expense Type	Budget
Business Licenses and Permits	80.00
Insurance	3,700.00
Landscaping and Grounds keeping	8,500.00
Office Supplies/Postage	1,000.00
Professional Fees	1,000.00
Repairs and Maintenance	5,800.00
Utilities	9,000.00
	29,080.00
Expense Type	Budget
Reserve Contribution	1,520.00

NEW BUSINESS

2024 Board (?)

Only one nomination received – Charles Boissiere

Board agreed to have letter sent to owners to advise current status and give them another opportunity to volunteer for board. Letter to be emailed and mailed (Tiffany)

If not enough members volunteer, options are give to court to handle or hire management company

Concern with Speeding Vehicles (?)

Tiffany suggests drafting email and/or letter to the community, or if we are aware of specific violators, sending a tailored communication. Request sent to Bob to send reminder to owners about speeding and speed limit. Asked to have owners to remind renters, children and guests of speed limit.

Inappropriate Renter Communication (?)

Renter presented to home of Board member to discuss a violation letter. As a renter, renter should address concerns with landlord/owner, and owner can address Board as needed. Board discussed and appeared to be one off situation.

OLD BUSINESS

Storm Water Management System Inspection – due 12/10/23 (Justin)

Signed and sealed Statement of inspection from engineer sent to Southwest Florida Water Management District. Resolved

Gate Not Opening at Night (Tim)
Gate issues have been resolved

Next Meeting: 12/19/2023

Join Zoom Meeting

<https://us05web.zoom.us/j/6755312951?pwd=a0NaQnhDOWJlVG5ENm1JZTVvM3o5UT09>

Meeting ID: 675 531 2951

Passcode: 1b4WHu

Meeting Adjourned: