

Villages of Avalon Town Hall Meeting January 12, 2021

Notification to residents regarding the town hall meeting. Letters were mailed but not received prior to the meeting date. An email blast was sent that residents stated they did not receive. Notification was posted on Next Door which is how residents were notified.

Budget

Monica D'Ambrosio explained there was not an approved 2021 budget and that the Board was still working on it. The Board is looking into requests to include items the community members would like to see. We hope to have an approved budget soon.

In the interim, residents were advised to mail in the 2020 amount to the management office and or send to the lockbox and to make sure to include their account number is on the check. A grace period would be given for January payment.

Monica D'Ambrosio went over the line items of the budget and explained the budget is a best guess for the upcoming year.

Residents asked if contracts are bid out, how often and are the bids available to be viewed by the residents. Maintenance contracts are bid out to at least three contractors. Bids are leveled and the Board awards the contract to the contractor that best meets the needs of the community. Bids are done as needed. Bids are available to view with a written request to the Property Manager.

Carlisle special assessment coupon books have never been distributed. Meritus to look into this.

Compliance

Monica D'Ambrosio went over compliance inspections and letters. Meritus does two (2) monthly inspections, between Monday and Friday during business hours. Inspections are not done on the weekend or after hours. Letters are sent to residents in violation of the CC&Rs. There are three levels of letters; courtesy, final and hearing. The courtesy and final letter give fourteen (14) days to cure the violation. Residents receiving a hearing letter will have up to the day of the hearing to cure their violation. In the event the violation is not cured or the residents does not attend the hearing meeting, a fine will be assessed. In the event fining the resident does not encourage them to cure the violation, the next step is to file a pre-suit using the association's attorney.

Parking

Monica D'Ambrosio explained the Declaration is very clear in that there is absolutely no street parking permitted in the community. In addition, there is no parking on grass, or any area other than the garage and/or driveway. Avalon does have a parking policy. In addition, we are waiting to hear back from the association's attorney as to how much authority the HOA has to enforce no street parking. Once we know what the HOA can enforce we will provide that information to the community.

Speeding vehicles will need to be reported to the sheriff's department. The HOA does not enforce traffic violations.

Vehicles blocking the sidewalk should be reported to the HOA and the sheriff's department. The restriction is a Florida statute and the sheriff's department should ticket. It is also a violation of the CC&Rs. The HOA will follow the compliance procedure if notified or if it is seen during an inspection.

Residents asked about speed bumps. Monica will check with the County to see what the process is to have them installed. Elkins Dahle stated that it has been looked into before and that it was expensive, it could not be done on Oak Chase Blvd but might be able to be done within the subdivisions. Residents also had concerns with the speeding by the school bus stop and asked Meritus to see if the County would be willing to put in speed bumps there or if there were other safety measures that could be provided.

Residents should familiarize themselves with the CC&R and community standard so they are aware of the expectations as a resident the Villages of Avalon.

Residents inquired about overflow parking. Elkins Dahle mentioned the clubhouse parking lot could be used for overflow parking.

Maintenance

When will the Hawthorne monument lights be installed? This is part of the developer buildout and should have been done by now.

Residents asked for the landscape maintenance to be bid out. The majority in attendance are not satisfied with the quality and service provided by Millennium. In addition, they asked when the common areas would be power washed. Residents were informed the landscape had been bid out a year and half ago and the Board was reviewing those bids and would re-bid if necessary. Monica D'Ambrosio stated she had received three bids for the power washing and would pass on to the Board once she had completed her leveling process.

Residents expressed their concern for the monument signs. Some need repair and electrical work. Elkins Dahle would be completing an audit of all the monument signs after the meeting and providing that information to Monica D'Ambrosio. Monica will schedule to have the repairs and electrical work done at one time. In addition, it was mentioned the monument lights at Carlisle are on all day and night. We will have the electrician take a look at that as well when they are out.

Resident mentioned the gates at Carlisle are not working again. Monica D'Ambrosio will reach out to the gate contractor and have him diagnose and repair.

Communication

Residents suggested the resident board members participate on Next Door and provide updates on the community through this site. Monica D'Ambrosio stated the site was not an authorized HOA site and it is recommended the Board not participate on an unauthorized site. Residents strongly suggested an authorized site be made available. The Board and management will discuss.

It was mentioned the residents in attendance were notified through Next Door with JuDee Caquelin's post.

A newsletter was discussed. Monica D'Ambrosio stated it would need to be a collaboration between a committee and management to pull both community news and events and well as status of community projects and maintenance items. The residents did not think a committee was necessary and management could put it together. Monica D'Ambrosio stated management could pull the community projects and maintenance item and post on status on the website but it would not include community events. Residents agreed that would be a good start.

The website needs to be updated with current information and additional information needs to be added. Monica D'Ambrosio said she would have that done. Once the website is updated, it can be the one place residents can go to for information on meetings, documents, and updates.

In addition, residents would welcome communications via email. Management currently has approximately 500-550 emails for the community. Emails can be used but it should not be the only means of communication as it does not reach 95% of the residents.

Residents asked when the next meeting would be. Monica D'Ambrosio stated an annual and election meeting would be held on February 10th via zoom and town hall meetings would be held quarterly.

Residents also asked to post meeting information at the mailboxes.

Residents also asked they be notified of any changes in management or the board.

New Construction for Additional Phase

Residents along the new phase are very upset and concerned about their privacy and home values. The natural buffers have been removed and many say they paid a premium for the view. Areas of the new phase are elevated so much the home behind there's will be able to look into their backyards and homes. Monica D'Ambrosio shared information provided by Devon Rushnell. The approved master plan included (requires) a 20' tree buffer and a fence along the north end of the property. The east side did NOT require a buffer given the lot sizes are the same. Buffers for 3C will be reviewed again as well as the lots in 3C versus the depths of the lots in phase 4.

Residents were told to email Monica D'Ambrosio their concerns and questions regarding the new phase and she would forward to the developer.

Turnover

Residents wanted to know when turnover would happen. Monica D'Ambrosio stated they community has not reached the number of homes conveyed as required. The community is at 50% and an election will be held for the membership to elect one board member. The other two resident positions are appointed by the Declarant (Devon Rushnell).

Residents asked if the two appointed seats would be up for election and Monica D'Ambrosio, responded they would not until turnover. Board members appointed by the Declarant will remain in the seat unless they resign or are dismissed by the Declarant. If dismissed the Declarant will re-appoint a new member.

Residents took issue with the new phase pushing back the turn over. It was made clear that it is within the developer's right to expand the community so long as approved by the County.

Other

Resident suggested extending the walk path along Arthur Snow to Publix.

Resident suggested having a suggestion box installed at the clubhouse and management would check twice a month when out on their inspections.

Residents would like an opportunity to talk with the developer regarding the construction of the new phase and turn over.