

An American flag is shown on the left side of the image, partially obscured by a dark vertical bar. The background features a sunset or sunrise over a landscape with trees and a building, with a bright sun low on the horizon creating a lens flare effect.

# Avalon Beach Estates Owners Association Annual Membership Meeting

**9 November 2024  
Leeward Key Conference Room**




**CALL TO ORDER**



# **ESTABLISHMENT OF QUORUM**



# **PROOF OF NOTICE OF MEETING**



**READING AND  
APPROVAL OF THE  
4 November 2023  
MEETING MINUTES**



# **PRESIDENT'S REPORT**

# Purpose of Today's Meeting

- Provide an overview of the Board of Director's activities.
- Approve Board of Directors actions for 2024-2025
- Approve the 2025 budget year
- Approve Board of Directors 2024-2025
- An opportunity for homeowners to provide comments to the Board of Directors.

# 2024 BOARD MEMBERS

- Al Appling President
- Dick Marks Vice President
- John Bundscho Treasure
- Charles Stults Sectary
- Ken Ross Legal Advisor
- Bob Westman Landscape Committee
- Bob Faber Landscape Committee
- Mike LeSage Social Committee
- Ted Kleist Security & Wedding Coordinator



# ARCHITECTURAL REVIEW BOARD MEMBERS

- Mark Beldon, ARB Chair
- Teri Davis
- Jamie Day
- Randal Wright

Download and complete WORD doc below.  
Re-save the file and email to [arb@avalonbeach.org](mailto:arb@avalonbeach.org)

**FORM TO SUBMIT TO ARCHITECTURE REVIEW BOARD FOR APPROVAL**

<input type="checkbox"/> CHECK IF PROPERTY MODIFICATION RESULTS	<input type="checkbox"/> CHECK IF NO PROPERTY MODIFICATION (MAINTENANCE/RESTORATION ONLY)
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WE \_\_\_\_\_ OWNERS OF LOT # \_\_\_\_\_/

ADDRESS \_\_\_\_\_ ARE REQUESTING TO MAKE THE FOLLOWING CHANGES/MAINTENANCE ACTIONS TO OUR PROPERTY:

[Add additional pages as required]

I/WE ARE INCLUDING A SAMPLE, OR PLANS FOR THE WORK WHICH WE WANT TO HAVE DONE. I/WE WILL ABIDE BY THE DECISION OF THE ARB IN ACCORDANCE WITH CURRENT AVALON BEACH ESTATES COVENANTS, BYLAWS, RULES AND REGULATIONS.

\_\_\_\_\_ (signature of deeded homeowner)

\_\_\_\_\_ (printed name of deeded homeowner)

\_\_\_\_\_ (phone)

\_\_\_\_\_ (e-mail)

**Notes to Homeowner:**

1. The Avalon Beach Estates Architecture Review Board (ARB) has, per our Covenants, 30 days from the date of submission to review each submission.
2. All proposed changes will be evaluated against current Covenants, Bylaws, and Rules and Regulations, to include the ARB's subjective evaluation of the fitness/style of proposed changes. **Alterations made on other home(s) sometime in the history of the Avalon Beach Estates neighborhood does NOT constitute a standard the ARB must adhere to for all similar/identical actions in the future.**
3. If no modifications are anticipated (maintenance/restoration action only), the ARB chair may, at his/her discretion, provide summary approval without formal ARB review. Approval will still be posted on the Avalon Beach Estates website.
4. Please include material to be used, style, and color for all submissions where appropriate. Use of webpage addresses is encouraged to show the specific materials to be used.



- Avalon Tour Slideshow
- Avalon Social Events
- ARB Procedures
- ARB Meeting Agenda
- Avalon Facebook
- Avalon Beach Rules
- Avalon Landscaping
- Avalon Photographs
- Beach Wedding Application
- Clubs and Groups
- Contact Us
- Estoppel Requests
- Maintenance Hotline
- Members Only Access
- Neighborhood News
- New Owner Registration
- Posting Classified Ads
- Pool Heating
- Reporting Disturbances
- Real Estate For Sale
- Stormwater Management
- Walton Outdoors
- Walton County Recycling
- Waste Management Issues
- Annual Dues Instructions



## ARB Procedures



### Architectural Review Board Requirements/Procedures

The scope of the Architectural Review Board (ARB) is to review and approve all new construction, to include landscaping, and all modifications to existing construction/landscaping as spelled out in the Avalon Beach Estates Declaration of Covenants (Article VI thru VIII) and the Rules & Regulations (Articles I thru IV). *Copies of all association governing documents are located under the tab Administration above.*

#### When is review/approval by the ARB required:

1. For any new construction or major modification to existing property such as a room, porch, pool, etc.
2. For any exterior modifications to existing construction/landscaping. As a "Rule of Thumb", if the changes that are desired can be seen from the street, then contact with the ARB is required before changes are made.

#### Procedures:

Contact with the ARB can range from complete architectural/landscaping plans for new construction to a simple request for repainting or modification of existing landscaping.

##### 1. New Construction/Major Modification:

- a. For any new construction or major modification/addition to existing construction (such as a room or pool etc.), a full set of plans/drawings to include landscaping, elevation renderings, etc. is required to include a cover letter with name, address, contact information, and a description of the desired construction/modification. A sample Request Form/Cover Letter can be found at the link below. This type a construction also requires a deposit of \$2500 against damages to neighboring/association property during construction.
- b. Once the construction/modification package is prepared, it needs to be presented to the ARB. You can make arrangements to do this by contacting the Chairman of the ARB (See contact information below).
- c. The ARB has 30 days to render a decision on a request, so be sure to submit your request as early as possible prior to the desired start date for your project.
- d. A Builders Checklist is located "[Here](#)" to help in the planning of your construction/modification.

##### 2. Other Modifications/Requests:

- a. For those modifications/requests that are less in scope to that above, a simple letter/email to the ARB may suffice. You can use the Sample Request Form link below for the information that's required.
- b. For that or any questions about ARB requirements, the ARB can be contacted at the email link below.

TO CONTACT THE ARB CLICK "[HERE](#)"

REQUEST FORM -  
CLICK "[HERE](#)" For a PDF  
CLICK "[HERE](#)" For a DOCX Word File



# Mail Boxes In Need of Attention



# Avalon Rules Enforcement Committee

Members are:

- Rick Shelly, Chairperson
- Diane Seerey
- Karen Sella

Guidelines will be forthcoming  
on how this will work.



Projects  
Completed

# Completed Projects

1. Association Sidewalk and Curb Pressure Washing
2. Repair of Wiring for Front Landscape
3. Lights Pool Deck Depth and Warning Tiles Replaced
4. Pool Area Projects:
5. Clean, Repair, Repaint Pool Wall
6. Clean Repaint Metal Fencing
7. Replace Hinges on Storeroom Door Replace Security Flood Light in Breezeway
8. Replace Sensors for Flood Lights on the North and South Ends of the Pool House
9. Replace two Light Fixtures in the Men's and Ladies Bathroom

# Tile Replacement Completed by Jim Friedel





# Pool Fence Painting

## Jim Friedel



# Power Washing



# Projects for 2024 -2025

## Upcoming Projects:

1. Entrance Signs to be Repainted
2. Install Permanent Basketball Hoop
3. Front Sign base and surrounding Structures Repair/Repaint Metal Fencing
4. Repair of Pickleball Court

# Needs Painting and Small Repair





# Will be Moved to South Court



# Replace with a fixed Hoop



In need of some repair





# Tennis/Pickball Court Four Years Ago



# Court Crackes



# More Cracks



# More Cracks



# More Cracks





# **Homeowner Projects requiring ARB approval**

# Project examples requiring ARB approval

## Any changes to outside of the house



# Project examples requiring ARB approval



Driveways should not exceed the width of the garage



# Walton County Short Term Rental Considerations



- Limit the number in a house
- Number of Parking Spaces
- Number of bedrooms per square footage
- A sign on house that provides contact information

# Parking is an Issue





**Finances**  
**Reserves Analysis 2024 – 2027**  
**2025 Budget**

**Avalon Beach Estates Owners Association  
Jan. 1, 2024 - Dec. 31, 2024**

**DESCRIPTION**

	<b>2024 RESERVES NEEDED (Adjusted for 5% Inflation)</b>	<b>Balance as of Jan.1, 2024</b>	<b>2024 Additions</b>	<b>2024 Reserves Expenditures</b>	<b>Balance as of Dec. 31, 2024</b>	<b>Percent Funded</b>
<b>Pool Building</b>						
Building	\$203,963	100,678			100,678	49%
Roof	44,100	21,768			21,768	49%
<b>Pool Components</b>						
Filters/Pumps/Heater	5,513	5,052			5,052	92%
Replaster/Tile	40,793	20,136			20,136	49%
Deck/Pavers/Coping	35,280	17,415			17,415	49%
Pool Fountain	7,166	6,567			6,567	92%
Pool Furniture	11,687	5,768			5,768	49%
<b>Dune Walkover</b>	88,200	43,537			43,537	49%
<b>Tennis Courts/Fencing</b>	22,050	10,884	48,400		59,284	269%
<b>Landscaping</b>	55,125	27,210			27,210	49%
<b>Stucco Walls</b>	44,100	21,768			21,768	49%
<b>Lighting</b>	5,733	5,254			5,254	92%
<b>Irrigation System/Pumps</b>	5,513	2,721			2,721	49%
<b>Beach Gate &amp; Lock</b>	5,513	5,052			5,052	92%
<b>Insurance deductible</b>	1,103	1,010			1,010	92%
<b>TOTAL</b>	<b>\$575,836</b>	<b>\$294,820</b>	<b>48,400</b>	<b>\$0</b>	<b>\$343,220</b>	<b>60%</b>

Regular Contribution  
Capital Contributions

43,900

4,500 2024 had 3 property sales

**Avalon Beach Estates Owners Association  
Jan. 1, 2025 - Dec. 31, 2025  
Resurface Pickleball Court**

**DESCRIPTION**

	<b>2025 RESERVES NEEDED (Adjusted for 5% Inflation)</b>	<b>Forecasted Balance as of Jan.1, 2025</b>	<b>2025 Additions</b>	<b>2025 Reserves Expenditures</b>	<b>ForecastedBala nce as of Dec. 31, 2025</b>	<b>Percent Funded</b>
<b>Pool Building</b>						
Building	\$214,161	100,678	15,000		115,678	54%
Roof	\$46,305	21,768	15,000		36,768	79%
<b>Pool Components</b>						
Filters/Pumps/Heater	\$5,788	5,052			5,052	87%
Replaster/Tile	\$42,832	20,136	6,900		27,036	63%
Deck/Pavers/Coping	\$37,044	17,415			17,415	47%
Pool Fountain	\$7,525	6,567			6,567	87%
Pool Furniture	\$12,271	5,768			5,768	47%
	\$0					
Dune Walkover	\$92,610	43,537	5,000		48,537	52%
Tennis Courts/Fencing	\$23,153	59,284	5,000	(63,805)	479	2%
Landscaping	\$57,881	27,210			27,210	47%
Stucco Walls	\$46,305	21,768			21,768	47%
Lighting	\$6,020	5,254			5,254	87%
Irrigation System/Pumps	\$5,788	2,721			2,721	47%
Beach Gate & Lock	\$5,788	5,052			5,052	87%
Insurance deductible	\$1,158	1,010			1,010	87%
<b>TOTAL</b>	<b>\$604,628</b>	<b>\$343,220</b>	<b>46,900</b>	<b>(\$63,805)</b>	<b>\$326,315</b>	<b>54%</b>

← pickleball court 63,805

Regular Contribution 43,900  
Capital Contributions 3,000 assumes 2 property sales

**Avalon Beach Estates Owners Association  
Jan. 1, 2026 - Dec. 31, 2026  
Replace Pool House Roof**

**DESCRIPTION**

	<b>2026 RESERVES NEEDED (Adjusted for 5% Inflation)</b>	<b>Forecasted Balance as of Jan.1, 2026</b>	<b>2026. Additions</b>	<b>2026 Reserves Expenditures</b>	<b>ForecastedBala nce as of Dec. 31, 2026</b>	<b>Percent Funded</b>
Pool Building						
Building	\$224,869	115,678	15,000		130,678	58%
Roof	\$48,620	36,768		(36,000)	768	2%
Pool Components						
Filters/Pumps/Heater	\$6,078	5,052			5,052	83%
Replaster/Tile	\$44,974	27,036	18,000		45,036	100%
Deck/Pavers/Coping	\$38,896	17,415			17,415	45%
Pool Fountain	\$7,901	6,567			6,567	83%
Pool Furniture	\$12,884	5,768			5,768	45%
Dune Walkover	\$97,241	48,537			48,537	50%
Tennis Courts/Fencing	\$24,310	479	13,900		14,379	59%
Landscaping	\$60,775	27,210			27,210	45%
Stucco Walls	\$48,620	21,768			21,768	45%
Lighting	\$6,321	5,254			5,254	83%
Irrigation System/Pumps	\$6,078	2,721			2,721	45%
Beach Gate & Lock	\$6,078	5,052			5,052	83%
Insurance deductible	\$1,216	1,010			1,010	83%
<b>TOTAL</b>	<b>\$634,859</b>	<b>\$326,315</b>	<b>46,900</b>	<b>(\$36,000)</b>	<b>\$337,215</b>	<b>53%</b>

Destin Roofing	32,000
incidental costs	4,000

Regular Contribution  
Capital Contributions

43,900  
3,000 assume 2 property sales

**Avalon Beach Estates Owners Association  
Jan. 1, 2027 - Dec. 31, 2027  
Replaster Pool**

**DESCRIPTION**

	<b>2027 RESERVES NEEDED (Adjusted for 5% Inflation)</b>	<b>Forecasted Balance as of Jan.1, 2027</b>	<b>2027 Additions</b>	<b>2027 Reserves Expenditures</b>	<b>Forecasted Balance as of Dec. 31, 2027</b>	<b>Percent Funded</b>
<b>Pool Building</b>						
Building	\$236,112	130,678	31,900		162,578	69%
Roof	\$51,051	768	8,000		8,768	17%
<b>Pool Components</b>						
Filters/Pumps/Heater	\$6,381	5,052			5,052	79%
Replaster/Tile	\$47,222	45,036		(\$45,000)	36	0%
Deck/Pavers/Coping	\$40,841	17,415	2,000		19,415	48%
Pool Fountain	\$8,296	6,567			6,567	79%
Pool Furniture	\$13,529	5,768	1,000		6,768	50%
<b>Dune Walkover</b>	\$102,103	48,537			48,537	48%
<b>Tennis Courts/Fencing</b>	\$25,526	14,379	3,000		17,379	68%
<b>Landscaping</b>	\$63,814	27,210			27,210	43%
<b>Stucco Walls</b>	\$51,051	21,768			21,768	43%
<b>Lighting</b>	\$6,637	5,254			5,254	79%
<b>Irrigation System/Pumps</b>	\$6,381	2,721	1,000		3,721	58%
<b>Beach Gate &amp; Lock</b>	\$6,381	5,052			5,052	79%
<b>Insurance deductible</b>	\$1,276	1,010			1,010	79%
<b>TOTAL</b>	<b>\$666,602</b>	<b>\$337,215</b>	<b>46,900</b>	<b>(\$45,000)</b>	<b>\$339,115</b>	<b>51%</b>

pool replaster \$45,000

Regular Contribution 43,900  
Capital Contributions 3,000

127,506 Reserve Shortfall

42,502 per year / 3 years

per lot per year for 3 years **\$330**

**Avalon Beach Estates Homeowners Association  
Estimated 2024 Results and 2025 Budget**

	2022 Actual	2023 Actual	Estimated 2024 Results	Final 2025 Budget
<b>Income</b>				
Operating assessments	\$98,000	\$110,900	\$110,899	\$110,900
Reserve assessments	18,100	43,900	43,900	82,600 *
Special assessment	0	0	0	0
Capital Contributions		9,000	4,500	3,000
Late fees	100	125	225	125
Interest	160	204	425	204
Beach service	8,810	11,920	16,411	15,000
Wedding Income	1,200	900	600	900
Misc income	0	0	0	0
<b>Total income</b>	<b>\$126,370</b>	<b>\$176,949</b>	<b>\$176,959</b>	<b>\$212,729</b>
<b>Operating Expenses</b>				
Insurance	\$12,272	\$13,173	\$14,232	\$15,000
Bad debt	0	0	0	0
Bank fee	(10)	0	0	0
Computer and internet expense	495	500	540	550
<b>Maintenance</b>				
Common Area	28,828	35,007	35,015	36,515
Pool Maintenance	7,200	8,760	9,000	9,000
General Mtnc	4,811	431	0	0
<b>Miscellaneous</b>	0	0	0	0
<b>Office Expense</b>				
Supplies	395	1,201	1,144	1,200
Postage	496	963	704	850
<b>Professional fee</b>				
Legal	1,308	6,287	3,288	4,400
Accounting	5,059	5,075	5,800	6,000
Other professional fee	1,360	360	0	0
<b>Repairs</b>				
General	10,487	20,843	25,520	22,214
Signs	0	0	0	0
Tennis Courts	0	0	0	0
Pool/supplies	385	2,600	1,884	2,000
Landscape/Sprinklers	290	953	0	900
<b>Security</b>	5,860	6,161	6,718	7,000
<b>Tax and license</b>	1,160	1,342	1,138	1,300
<b>Utilities</b>				
Electric	12,735	12,967	12,429	13,000
Gas	5,750	5,960	5,925	6,000
Water	568	588	593	600
Meeting Expense	600	600	600	600
Operating Expense	100,049	123,770	124,529	127,129
Reserve Contribution	18,100	43,900	43,900	82,600 *
Reserve Capital Contribution		9,000	4,500	3,000
Reserve expense	20,193	0	0	36,000
<b>Total Expenses and Reserves Contribution</b>	<b>\$118,149</b>	<b>\$176,670</b>	<b>\$172,929</b>	<b>\$212,729</b>
<b>Income Less Expense and Reserve</b>	<b>\$8,221</b>	<b>\$279</b>	<b>\$4,030</b>	<b>\$0</b>

\* Assumes a dues increase of \$300 per lot, per year, for 3 years to fund Reserves to 70%





# Avalon Community Socials

# Marina Café Christmas Social



# Dinner at Ocean Club 2023



# Happy Folks at Ocean Club Dinner









## BEACH BONFIRES HOMEOWNERS ONLY

For a permit for a bon fire call 850 267 1298.  
New procedure, you will be provided a unique  
code



# Avalon Rental Community Party

Provided and Hosted by Ken Ross



# 2025 – Suggested Projects

Suggestions? Let us know...



**Dues payments  
due the 1<sup>st</sup> of January 2025.**

**Mail to Association:  
PO Box 6296  
Miramar Beach, FL 32550**



**UPDATE YOUR EMAIL!!**

**Skip Atkinson, Webmaster**

4<sup>th</sup> Monday of the Month

If you are interested in starting  
again contact Carol Stanley



# Poker Club

4<sup>th</sup> Monday of the Month

- See Skip Atkinson



## ACKNOWLEDGEMENTS

- Ladies Lunch Bunch Coordinators- Bonnie Weekly
- Pool Committee-Skip Atkinson, Bob Faber
- Social Coordinator – Mike LeSage.
- ARB – Mark Beldon, Rita Stuck, Teri Davis
- The Board of Directors

# AVALON BEACH ESTATES ANNUAL MEMBERSHIP DINNER



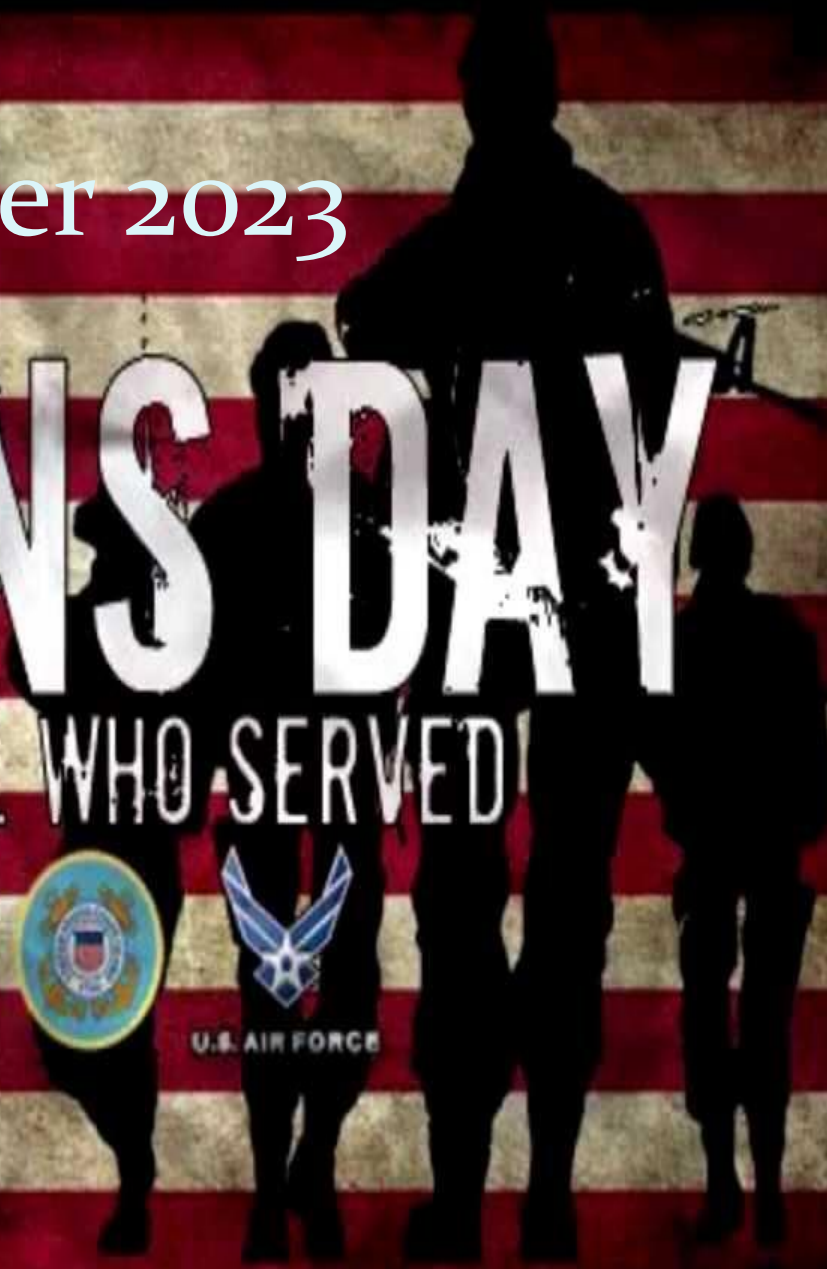
THE OCEAN CLUB  
9 NOVEMBER 2024  
COCKTAILS & DINNER AT 5:00 PM



11 November 2023

# VETERANS DAY

REMEMBERING ALL WHO SERVED





**QUESTIONS/COMMENTS**



Adjournment