

**AVONDALE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 20, 2024  
EASTSIDE LIBRARY – PEDRICK ROAD**

**1. Board Meeting Roll Call/Quorum:**

The meeting was called to order at 6:00 PM by Olivia Jordan. Board Members present were Olivia Jordan, Jeremy Rhodes, Rose O'Leary

**2. Approval of Board Minutes:**

A. The minutes from December 5, 2024, were reviewed. Olivia Jordan made a motion a motion to approve the minutes as presented. The motion was seconded by Jeremy Rhodes and passed.

**3. Treasurer's Report:**

A. The financial as of December 30, 2023, were reviewed. There is approximately \$9,582.02 between the two accounts. Jeremy Rhodes made a motion to approve the financial as presented. The motion was seconded by Olivia Jordan and passed.

B. There was no aging report.

C. On the agenda for the February 27, 2024, annual HOA meeting, will be a one time special assessment of \$100 for a tree assessment and an increase of the annual dues to \$200 for the 2024 year. Due to rising costs of both tree removal and ongoing expenses, the increase is necessary.

**4. Old Business:**

There was no old business

**5. New Business:**

A. Annual Meeting – February 27, 2024 (will send out reminder via email on Sunday, February 25, 2024 and post the signs at the front entrance. Reminders were also mailed out for members who elect to receive all notices via mail.

B. Lawn Service – we will get an additional bid for lawn care services. We have a current one from Blade Runners and one from Sargeant Smith Lawn Care. We will review these at the June meeting.

C. Spring Egg Hunt – it is scheduled for Saturday, March 30, 2024, at 10:30 a.m. to 11:30 a.m. in the common area at the corner of Alshire Court and Blockford Court West. There will be an egg hunt for all children, games and refreshments. Jeremy Rhodes, Olivia Jordan and Rose O'Leary are taking care of all details.

D. Common Areas – we currently have debris that needs to be removed from the common area on Blockford Ct. West, two leaning trees in the entrance at the front and a additional trees that have been reported in the green space behind Randy and Cindy Fox's house on Avondale Way. We will discuss these and a possible special assessment at the annual meeting on February 27, 2024. We will also plan to discuss finding an arborist that can give us a detailed plan. We

currently do not have the funds to remove any of the above.

**6. Committee Assignments of Members:**

- A. Architectural Control Committee – 1545 Alshire Court North (tree removal); 1320 Blockford Court West (tree removal)
- B. yard of the Quarter – March – 1345 Avondale Way
- C. Newsletter – March 15, 2024
- D. Welcome Packets – none

**Public Comments:** Jonathan Mostyn of Alshire Court North appeared and asked to speak before the Board. He stated that he knew there was a lien on his property for past due dues (4 years past due) and that he was not going to pay his dues until something was done about his neighbor who had five outbuildings in their back yard, two campers, and a covered trailer. He also stated that this neighbor was running a manufacturing and retail business out of their outbuildings, advertising such business on Face Book and allowing individuals to randomly visit their business with the intent to purchase items. He also stated that they had dogs that continually barked throughout the day and caused. All of this created a nuisance to that particular property and created a nuisance for him since he lived next door. The Board encouraged him to call law enforcement about the noise of the dogs barking and to look at all options to resolve these matters himself. Olivia Jordan advised him that she would seek advice as to what the HOA could do and what other options would be available to the HOA, including contacted Leon County. Olivia Jordan advised him that his unpaid dues were a separate issue, and he was obligated to pay these as a member of Avondale, however she would email him with what information she found out that could possibly offer a solution to his concerns. Mr. Mostyn asked that his concerns and responses by the Board be recorded in the minutes from this Board Meeting.

**Next Meeting: June 4, 2024, at 6:00 p.m. Eastside Library**

**Adjournment: 7:05 p.m.**