

I want to start by recognizing the improved administrative operations at Avalon Village. Beth Frost's managerial and interpersonal skills serve us well. Karen Mary's daughter provides us with professionally presented and easily understood financial reports. Ariel Bonin routes our calls to the correct party in the rare cases she cannot deal with herself. I must reserve judgment on the kitchen staff since Covid-19 concerns have prevented me from enjoying Manor House dining to the extent I would like. Deborah Johnson brings a wealth of professional experience to B of D meetings, a degree of expertise that we would have to pay for if she were not an active participant in the operations of AVOA.

I would be remiss if I left out Darryl Thompson, our man behind the scenes, who has been with us from the very beginning. He responds to any after hour emergency, often hands on until help arrives.

Shareholder forums have always been one of the prime ways for Bd members to learn of the needs and wants of the resident shareholders here at Avalon. For obvious reasons, we have had far fewer in-person forums than in earlier years.

A forum near the start of my current term resulted in a realistic, affordable arrangement for transportation as required by our foundation documents. There were calls to purchase a larger vehicle that would provide lift gate or ramp access for those with special needs. Such vehicles would cost approximately \$86,000.00, an amount that would noticeably impact our fees. Further, AVOA is in no way an assisted living facility neither does it represent itself as offering services related such a facility.

Our current vehicle, a Chevrolet Equinox is leased for a three-year period. This means we will not be saddled with a deteriorating vehicle as happened previously. It was only through the efforts of Beth Frost that the deteriorating vehicle was removed and that AV avoided paying to have it removed but also recouped a surprising amount money for its value as scrap.

The annually renegotiating the cost split based on mileage usage by management compared to shareholder usage is on hold until we have a more typical year of vehicle use rather than the very limited use imposed by Covid-19 considerations.

The more recent forum indicated that shareholders have concerns centering on the fact that Avalon Village interiors and exteriors are possibly looking dated. That may or may not be the case and could be considered at some point soon. Of more immediate concern is the fact that many of the roofs in AV are twenty years old and are approaching the end of their useful life. Careful consideration and planning must be given to how the roofs are to be replaced. Patching is not an option.

A recurring complaint among several shareholders is the way minutes are recorded. To that end I've researched recommendations from several professional associations. Our minutes have differed from these models. I am not advocating a radical change to something like a

transcript as some shareholders would like. We can start by simply recording the names of those B of D members who want their dissent recorded.

We have been limited in our enjoyment of Avalon Village by the Covid-19 crisis. I am certain Avalon Management will continue to work with the shareholders' representatives to assure we can look forward to Avalon remaining a great place to live while maintain the value of our investments and our health and safety as well.

On a personal level I want to thank my fellow shareholders for their confidence and trust in choosing me to serve on the B of D. However, given my age I think eight years should be enough.

Martin Perfit