

AVILA ANNUAL

Avila Property Owners Association Newsletter



Special Thanks to Our Resident Volunteers

The Avila Property Owners Association Board of Directors is the official governing body of the Association. It is firmly committed to establishing and promoting sound policies regarding the Association's operations. The Association, through the Board of Directors, must ensure that the community's security, maintenance, architectural standards, and all other services and facets uphold the highest standards possible at the greatest value to each property owner.

Over the past year, the Board of Directors and adjunct Committee members have put in countless volunteer hours to uphold these standards. All of their hard work is ensuring that Avila remains Tampa Bay's premier gated community. Thank you!

The deadline to submit applications to serve on the Board and Committees was January 18, 2019. We greatly appreciate the response we received and for your willingness to volunteer your time.

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What Your Association Does For You

Avila is a unique community that is privately owned by the property owners. Taking care of Avila is like operating a small city. Except for the Avila Golf and Country Club and its related facilities (still owned by the original developer) the care of the entire property falls into the hands of the Executive Director, Elizabeth Sandifer (Liz), and Board Members. Together they are responsible for managing all personnel, maintaining and improving the roads, storm drains, street lights, all buildings, landscape, and common areas.

The Board and Liz rolled up their sleeves and implemented cost-saving measures, policies that reduced delinquent receivables and have established more reserves. We are happy to report that your Association is thriving and growing. There are many new homes under construction and the infrastructure for the new unit that will be accessed via Arevalo has begun.

What does the annual assessment cover?

- Maintenance of common landscape, irrigation, repair, mulch, and renovations
- Maintenance of 6 buildings
- Maintenance of perimeter walls and fences
- Maintenance equipment operation
- Professional fees (legal, architect)
- Communications
- Gates and barriers
- Holiday decorations
- Security supplies
- Storm drain maintenance and repair
- Street and curb maintenance
- Street light repairs/maintenance
- Street signs
- Uniforms
- Vehicle operation
- Water, sewer, electricity
- Office operations and supplies
- Playground maintenance
- Retention ponds and drainage
- Road repair
- Funding improvement reserves
- Insurance, salaries, taxes, and benefits for maintenance, management, and security forces

CALENDAR OF EVENTS

Avila Golf & Country Club
7:00 P.M.

REGULAR BOARD MEETINGS

Tuesday, February 12, 2019
Guisando Room

Tuesday, May 14, 2019
Guisando Room

Tuesday, September 10, 2019
Guisando Room

Tuesday, December 10, 2019
Guisando Room

ANNUAL BOARD MEETING

Tuesday, March 19, 2019
Annual Meeting in the
Veranda Room



2018 - 2019 Board of Directors

Bob Albrecht
PRESIDENT

Thomas Paradise
VICE PRESIDENT
Landscape & Maintenance and
Road Committee Chairperson

John Garcia
SECRETARY

Andy Scaglione
TREASURER
Admin & Finance
Committee Chairperson

Mike Jones
DIRECTOR
Architectural Review
Committee Chairperson

Nancy Khan
DIRECTOR
Security and Playground
Committee Chairperson

Robert M. Carpenter
DIRECTOR

Raj Kotak
DIRECTOR

Lois Older
DIRECTOR

Mark Nouss
LEGAL LIAISON

Hi Sierra
CLUB LIAISON

J.R. Sierra
CLUB LIAISON

Elizabeth Sandifer
EXECUTIVE DIRECTOR



*"The future belongs to
those who believe in the
beauty of their dreams."*

-Eleanor Roosevelt

A Message From the Executive Director

BY ELIZABETH SANDIFER

On behalf of the Board of Directors and Association Staff, I would like to extend our wishes for a healthy and happy new year! The beautiful neighborhood of Avila has been very busy with many new homes being built and families moving in. Over the holidays, the park was bustling with children enjoying their time off from school and guests visiting from the cold regions appreciating a warm winter. The security team did an outstanding job handling a large number of party guests, added patrols, and other duties.

Your Board has been working with me on various projects such as updating policies and procedures, security and safety protocol, a hurricane management plan, reserve studies, security technology improvements, infrastructure reserves, repair, and maintenance. Other items of importance under review are street micro surfacing, street lighting, and common area improvement plans.

Our Security Director, Santana Gauthier, experienced a life change that resulted in the need for her to move back to her hometown. To fill the job vacancy, 13 qualified candidates were interviewed. We are happy to announce that Robert Stein was selected as our new Security Director. Look further in this newsletter for some information about him and his qualifications. He is honored to have been selected and is looking forward to meeting our residents. Please stop by his office at the Lake Magdalene Gate to say hello.

Please take a few minutes to read this newsletter as it contains important information about improvements, security matters, and clearing guests. Also enclosed, are introductions to the Association team members.

In closing, we would like to express our gratitude for the outpouring of holiday cheer and appreciation that was bestowed upon us!

Sincerely,
Liz



Liz began her career with Avila 30 years ago. Some of her accomplishments since being promoted to the Executive Director in April of 2011 include establishing and increasing reserve accounts, infrastructure identification, repair and planning, security protocol restructuring and technology upgrades, playground, common area and building renovation and improvements. The revitalization of the Declaration and creation of policies and procedures for standard operating and equitable enforcement.

Liz is grateful that this work was made possible by the countless volunteer hours of a very active Board. Her goal is to continue the improvement plans for the Community and define what can be done to better serve the residents.



Improving Avila

COMPLETED IMPROVEMENT PROJECTS

Completed improvement projects include three extensive storm drain repairs. Several areas of the original “Avila Wall” required significant repair that included tree work to mitigate the damage. The spillway area at Lake Chapman was repaired. A survey of the Association’s Common Area Property was completed to define clear property lines and responsibility. Notification will be sent to residents that may not realize their property lines. The Proposed Rules were presented to the Community and approved.

An updated Hurricane Action Plan was developed and implemented. A new generator and upgraded electrical capacity were installed at the Lake Magdalene Gatehouse. Enhancements were made to the existing security technology to include a cradle point connection that will enable security software to connect via cell towers if needed. The server for security technology was replaced to enhance capabilities. The call box at the Tesoro de Avila entrance was moved to provide clearer access for guests.



UPCOMING IMPROVEMENT PROJECTS

Upcoming improvement projects include updating the **street lights!** Many residents may not realize when they see a street light out that it is not simply a matter of changing a bulb. The street lights were originally installed over 30 years ago. Over time, the direct burial wires have shorted out and the fixtures themselves are in need of replacing. This topic has been explored on several occasions. A committee will be formed to present a long-term appropriate solution to the Board for approval this year.

Other improvement projects include landscape renovations to replace old plant material and enhance current landscape design. Increased landscape lighting, road drainage correction and storm drain repair. Additional Micro Surfacing of the majority of the roads in the community as opposed to milling and resurfacing will be undertaken in the new fiscal year.

Meet Our New Security Director

On January 2, 2019, Robert M. Stein joined the Avila Property Owners Association as the new Security Director.

Robert is a retired Captain from the Hillsborough County Sheriff's Office (HCSO) where he worked for 27 years. He supervised and managed several hundred sworn and civilian staff members assigned to various functions in a direct supervision detention facility. After retiring from the Sheriff's Office, he worked for G4S as a Contract Manager supervising and managing over 100 contract personnel at the Pasco Sheriff's Office detention facility for 3 and a half years. With over 30 years of experience working in jail facilities, Robert was ready to be "*released, time served*" and now joins us here at Avila.

Robert's mottos are "Leadership by example" and "Trust but verify." Robert is also a former United States Marine who served over 9 years in the Reserves as a Field Communications Specialist. He has a Bachelor's Degree in Criminal Justice and a Master's Degree in Business Administration.

He moved to Tampa in 1986 to work for HCSO. He and his wife, Nancy, have three grown children and three grandchildren.

Safety Tips For Pedestrians and Furry Friends

Please be sure to walk or jog as closely to the curb as you possibly can. Make sure you are facing approaching traffic so you are able to take evasive action if ever needed. **Never walk or jog with your back towards oncoming traffic.** If you happen to be on an early morning or late night stroll, we recommend wearing reflective clothing and having a flashlight on you as well.

When exercising your pets, be sure to keep your furry friends leashed and as close to the curb as possible. It is recommended that leashes aren't longer than 6 feet. As always, please clean up after your pets!



Robert M. Stein, Security Director

CONTACT INFO

Avila Property Owners
Association
813-949-9768
www.avilaproperty.org

Avila Security &
Automated System
813-961-3483
Press 3 for a guard
Press 1 to use pin code

Avila Security Back-up
Phone Line
813-957-0605

Avila Golf & Country Club
813-961-1770
www.avilagolf.com

Association Staff



Elizabeth "Liz" Sandifer
EXECUTIVE DIRECTOR

As the Executive Director since 2011, Liz has consistently performed above the expectations of the Board. Her motto is Trust, Question and Verify. She is blessed with 8 grandchildren and a rescue Lab named Axel. Her hobbies include reading, hiking and volunteer work.



Kristina "Krissy" Mazza
EXECUTIVE ASSISTANT

Krissy has been working at Avila for 7 years and is the first person you'll greet when visiting the APOA office. Her favorite pastimes are working out and fishing. Her favorite food is pasta.



Bryan Graves
MAINTENANCE SUPERVISOR

Helping to develop detailed maps of Avila's infrastructure, Bryan is excited to work on our upcoming lighting project. In his spare time, Bryan enjoys lounging with his 3 cats named Zep, Cinder, and Theo.



Cynthia Dzialo
ADMINISTRATIVE ASSISTANT

When not at work or strolling the beach, Cynthia is rehearsing a flag routine to perform with St. Pete's Second Time Around Marching Band during the 2019 Macy's Thanksgiving Day Parade. Cynthia provides admin support to all staff members and is the office receptionist.



Robert Stein
SECURITY DIRECTOR

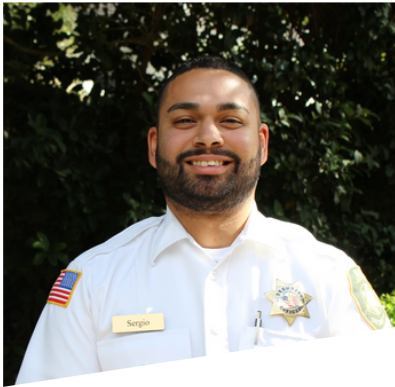
Robert is a new member of Avila's Security team. A former Marine and retired from the Hillsborough County Sheriff's Office as a Captain in 2013, he has over 30 years experience in the security field and as a manager. Robert has been married for 30 years and has 3 adult children and 3 grandchildren.



Robert Clayton
ASST SECURITY DIRECTOR

Robert has been with Avila Security for just over a year. He was a U.S. Marine Corps Military Police Officer for 5 years and served 2 combat deployments to Afghanistan. Robert is experienced in almost every facet of private security. His hobbies include anything outdoors and spending time with his family.

Association Staff



Sergio Mancero
SECURITY OFFICER

Sergio has worked at Avila since 2014. He plays and coaches football and weight trains. He is a single father and most of his free time is spent with his 7 year old daughter.



Trevor Williamson
SECURITY OFFICER

Trevor has worked at Avila for over 6 years. His background is in security and customer service. His hobby is powerlifting.



Ramon Bradshaw
SECURITY OFFICER

Ramon has worked in security for over 5 years and at Avila for 5 months. He was born and raised in Tampa. In his spare time, he enjoys spending time with his daughter and fishing.



Robert Bulzone
SECURITY OFFICER

Robert worked for Verizon for 29 years and provided security for the Tampa Bay Buccaneers for 4 years prior to joining Avila Security 2 years ago.



Robert Summerall
SECURITY OFFICER

Robert has 12 years of experience working in law enforcement and 7 years in security. He began working at Avila in 2016. He enjoys traveling, reading, fishing, and spending time with his family.



Margayle Weiss
SECURITY OFFICER

Margayle has worked at Avila Security since 2009. Prior to that, she worked in the Greyhound industry for 29 years in various capacities. She enjoys yoga, gardening, traveling, and spending time with her friends and her dog.

Association Staff



Pedro Henriquez
SECURITY OFFICER

Pedro was born in Kansas, is a former speed skater, and loves to play the cello. He is also a car fanatic. Pedro joined Avila Security in 2017.



Lukas Lentz
SECURITY OFFICER

Lukas has been with Avila Security since 2017. Sports and attending events are his favorite hobbies. His 3 year old daughter has him happily wrapped around her finger.



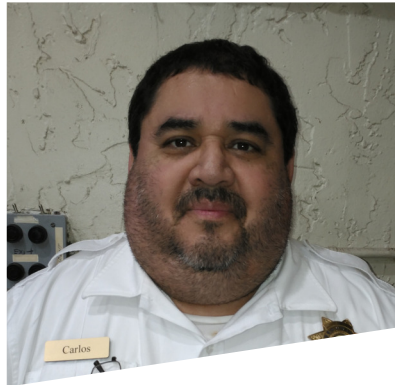
David Manix
SECURITY OFFICER

David has been with Avila Security since 2017. He has worked as a truck driver and security officer throughout his career and lived in Columbia in 2016-2017 teaching English to Columbian students.



Ben Chapman
SECURITY OFFICER

Ben has worked at Avila since June 2017. He served in the Army 1988-1996 as an MP and in corrections. He has over 20 years of experience in law enforcement and security. He enjoys spending time with his family and volunteering for veteran organizations.



Juan "Carlos" Calvillo
SECURITY OFFICER

Juan has been with Avila Security less than 1 year. He has worked in security since 2015. He is originally from Ohio where he worked as a Police Reserve Officer and as a Correctional Officer. In his free time he enjoys spending time with his family.



Demetrick Anglin
SECURITY OFFICER

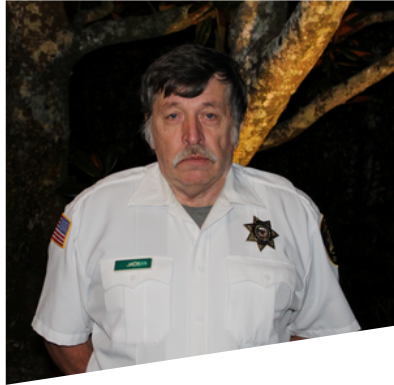
Demetrick has only been with Avila Security a few months but has 20 years of security experience and is a NRA Firearms Instructor. He enjoys spending time with his family when he is not working or teaching.

Association Staff



Jim Hardewig
SECURITY OFFICER

Jim is an Air Force Veteran who also has experience in gated community security. He joined Avila Security in 2017. He enjoys spending his off time with his wife of 48 years, his children, and grandchildren.



Jack Maybee
SECURITY OFFICER

Jack has been with Avila Security for 10 years and is a former Navy Seabee. He has worked in transportation, construction and land surveying. Jack enjoys birdwatching in his spare time.



Luis Flores
SECURITY OFFICER

Luis has been with Avila Security since 2018. He has over 15 years of security experience and enjoys spending his time off with family.



David Boone
SECURITY OFFICER

Prior to joining Avila Security over 12 years ago, David worked in the trucking business for 12 years. His interests include playing music, sports, and antiquing.



William "Bill" Cunningham
SECURITY OFFICER

Bill has been with Avila Security since 2018. He is retired from the United States Navy. He worked 15 years for IBM and has 15 years of security experience as well.



Shawanna Cashaw
SECURITY OFFICER

Shawanna started working with Avila Security in January 2019. For the past year she has been a truck driver and prior to that she worked in Juvenile Corrections for several years. She enjoys spending her time off with her family and husband.

Association Staff



Jean Luc Belony
SECURITY OFFICER

Jean Luc joined Avila Security in 2018 with 3 years of security experience. He is in his third year at USF and is pursuing an Economics degree.



Mike Suarez
SECURITY OFFICER

Mike has been with Avila Security since 2016. He worked for Busch Gardens for 34 years, starting as a zoo attendant and working his way to Operations and then promoted to Security Manager. Mike has been married to his high school sweetheart for 40 years and has 3 adult children and 3 grandchildren.



Easy Way to Clear Guests

Please remember if a visitor is not approved by you prior to their arrival at the gate the guard will have to contact you to obtain authorization. In the event you are not reached, the visitor will be denied access. This may also cause a backup at the gates.

There are several ways residents can clear their guests and vendors. Many residents have reported they find the easiest and quickest way to clear guests and vendors is to use the online gate access program on their computer or smartphone.

Guests can be cleared by going online to www.GateAccess.net or calling the gatehouse at 813-961-3483 to use the automated phone system or to speak with a Security Officer.



Download the App

Residents are able to quickly view their permanent guest list and recent visitors, as well as add to and remove guests from their list at any time. Here's how in three easy steps:

STEP 1

Using your iOS device, go to the app store and search 'Gate Access.' From the results listed, select ABDI Gate Access.

STEP 2

Open the app and see three fields. The top field with the house logo is where you enter the community code: APOA. The second field is your username and the third field is your password.

STEP 3

Once logged in, you will see a list of names; these are the people that are currently on your gate access list. In the top left corner, there is a plus (+) sign which should be pressed to add a guest to the list.

Once you have the app, why not clean up your access list? For a fresh start to the New Year, you may wish to remove previous vendors or guests you no longer want to have access to your residence.

Important Reminder

In order to avoid damaging our drainage system, please be certain to discuss with your service vendors that they **NOT** blow any material into the storm drains.

CONTACT INFO

Avila Property Owners
Association
813-949-9768
www.avilaproperty.org

Avila Security &
Automated System
813-961-3483
Press 3 for a guard
Press 1 to use pin code

Avila Security Back-up
Phone Line
813-957-0605

Avila Golf & Country Club
813-961-1770
www.avilagolf.com



Walking on the Wild Side

Avila is home to over 1,000 acres of beautiful conservation areas and many lakes, ponds, and swamps. These areas are also home to many different species of wildlife. Avila Security has received calls from residents about alligators, raccoons, opossums, coyotes, and foxes. Our staff is not trained to capture and relocate wildlife, so if a nuisance arises, please contact a certified animal trapper. Below are some tips to prepare your home site to discourage these visitors from taking up residence in your yard or around your home.

WILDLIFE TIPS FOR SAFETY

- Do not feed any wildlife. This will cause them to lose their fear of people.
- Do not approach any wildlife that is acting strange or disoriented as this may indicate they are sick or injured. If an animal is acting aggressive, contact a certified trapper.
- Remove all food attractants from the outside of your home site. This includes securing garbage cans and keeping them out of reach; do not leave bowls of pet food or water outside, regularly remove fruit that has fallen from trees, and keep areas around bird feeders clean as birds and squirrels may attract predators.
- Keep all trees and shrubbery neatly trimmed to eliminate any potential hiding areas.
- Do not leave your pets unattended outdoors. When walking your dog, use a short leash so they don't get too far away (it is recommended that leashes shouldn't be longer than 6 feet).
- Do not feed feral cats. This is listed in the RULES.
- When going outside at night, use caution and carry a flashlight for better visibility of your surroundings.
- Block any openings in the soffit or other areas of your home to prevent critters (raccoons and opossums) from building nests in your attic.
- If you come into contact with a coyote or a fox, do not run or turn your back to it. Yell, scream and flail your arms to scare it away.
- Use caution when walking in the summer months as alligators like to lay in the grass and sun. If an alligator charges you, run away in a straight line.
- Contact a certified animal trapper to remove an animal that is aggressive or posing a safety risk.